

# \$249,900 - 5619 50 Street, Lloydminster

MLS® #A2191167

**\$249,900**

4 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Don't wait to see this home! This delightful one and a half story home offers the perfect blend of comfort and character. With 4 bedrooms and 2 baths there is plenty of room for everyone and/or guests. The open floor plan of the living, dining room and kitchen is great for family meals and entertaining. Relax in the landscaped backyard complete with water feature! Back lane access offers RV parking and single detached garage. Steps away from the outdoor pool and the Archie Miller arena.

Built in 1952

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2191167          |
| Price          | \$249,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,028             |
| Acres          | 0.14              |
| Year Built     | 1952              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

Address 5619 50 Street



|             |                   |
|-------------|-------------------|
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 0N7           |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Off Street, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                     |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Other, Private Yard                                                |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding                                                                 |
| Foundation        | Wood                                                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 81                 |
| Zoning         | R1                 |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | 2 PERCENT REALTY ELITE |
|----------------|------------------------|

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