

3005 49 Avenue
Lloydminster, Saskatchewan

MLS # A2213731



\$329,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,111 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Updated Bungalow with Basement Suite & Heated Garage Oasis! Welcome to this move-in ready, updated bungalow located in a quiet Saskatchewan neighborhood — perfect for homeowners seeking versatility, income potential, and comfort. The main floor features a bright and open-concept layout with new vinyl plank flooring, fresh paint, and a spacious eat-in kitchen ideal for family meals or entertaining. Three generous bedrooms, including a primary suite with its own 2-piece ensuite, offer plenty of room to grow. Downstairs, you'll find a fully separate 1-bedroom basement suite — complete with a full kitchen, private laundry in the large full bathroom, fresh paint, and its own electrical panel. Perfect as a mortgage helper or in-law suite. Major updates & features include: Aluminum wiring on the main floor has been professionally upgraded On-demand hot water Newer windows throughout New air exchanger included (not yet installed) All appliances included — up and down! Garage goals? We've got you covered. A massive 29x30 detached garage with 10' ceilings is currently set up as a heated living/work space (in-floor heat!) and features a separate electrical panel. Want it back as a traditional garage? It can easily be converted. Outdoor highlights include: Large fenced yard with a deck for summer BBQs Greenhouse and fenced-in garden area Generous shed for storage And yes — raspberry bushes to top it all off! This home is a perfect blend of updates, functionality, and charm with income potential built right in. Don't miss your chance to make it yours!