

5317 49 Street
 Lloydminster, Alberta

MLS # A2275049



\$309,000

Division: West Lloydminster

Type: Residential/House

Style: Bi-Level

Size: 1,283 sq.ft. **Age:** 1991 (35 yrs old)

Beds: 5 **Baths:** 2

Garage: Double Garage Detached, Off Street

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		
Inclusions:	na		

Welcome home to this spacious 5-bedroom, 2-bath custom residence built in 1991 and thoughtfully designed for comfort and function. Featuring generous living spaces and timeless craftsmanship, this home sits on a private, beautifully treed yard—perfect for relaxing or entertaining. A rare double detached garage offers ample parking, storage, or workshop potential. A wonderful opportunity to own a well-maintained home with room to grow!