

# \$289,900 - #1 & 2, 3809 50 Avenue, Lloydminster

MLS® #A2215341

**\$289,900**

3 Bedroom, 1.00 Bathroom, 1,110 sqft

Residential on 0.21 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

What a great Investment Property located on the Saskatchewan side of Lloydminster! You live on one unit and rented out the other unit or both rent out. Each Unit features 3 bedrooms, 4-piece bathroom and single concrete driveway that can accommodate 2 cars. The main floor features the Living room, Dining room, kitchen and a walk in storage or you can use it as a Pantry. In the basement you have the Master bedroom, 2 good size bedrooms, 4-piece bathroom, and the utility room with new Furnace 2013 and HWT 2013, 100 amps electrical service. The large fully fenced backyard has lots of potential that you can development in the future and all basic appliances in both units are included.

Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215341    |
| Price          | \$289,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,110       |
| Acres          | 0.21        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Duplex      |



|        |                        |
|--------|------------------------|
| Style  | Side by Side, Bi-Level |
| Status | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | #1 & 2, 3809 50 Avenue |
| Subdivision | East Lloydminster      |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Saskatchewan           |
| Postal Code | S9V 0P2                |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Concrete Driveway, Parking Pad |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                |
| Appliances        | Dryer, Electric Stove, Gas Water Heater, Range Hood, Washer |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Front Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame                           |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 2                |
| Zoning         | R2               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Maxwell Reliant Realty |
|----------------|------------------------|

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