

# \$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	60
Zoning	R2

### Listing Details

Listing Office	Maxwell Reliant Realty
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