

# \$279,900 - 2, 1820 49 Avenue, Lloydminster

MLS® #A2229949

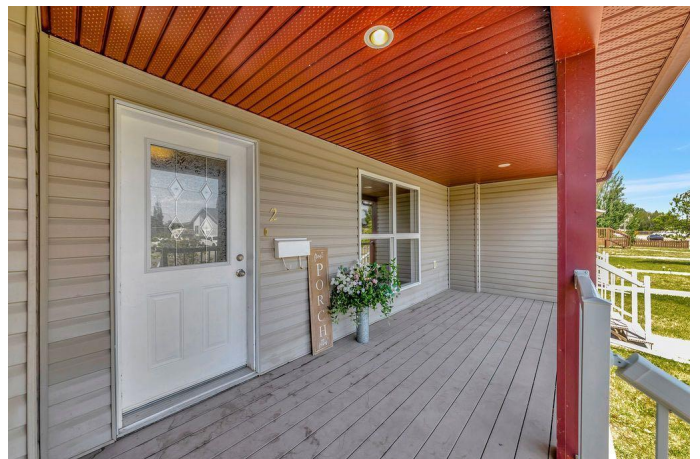
**\$279,900**

3 Bedroom, 3.00 Bathroom, 1,480 sqft

Residential on 0.05 Acres

Wallacefield, Lloydminster, Saskatchewan

Completely Renovated & Move-In Ready – A Fresh Start Awaits! This fully refreshed townhouse condo is the definition of move in ready! From top to bottom, nearly everything has been updated—saving you time, stress, and renovation costs. Step into a well-designed layout featuring a bright and practical kitchen with brand new appliances, custom tile backsplash, new countertops, tons of cabinet space, and a generous pantry for all your storage needs. Fresh paint throughout, new carpet, modern light fixtures, and big picture windows add warmth and charm. The spacious living room opens to a sweet covered front porch, perfect for morning coffee. Main floor laundry is conveniently tucked into the 2-piece bath for easy access. Upstairs offers three large bedrooms, each with walk-in closets—including a spacious primary suite with a full 4-piece ensuite. Another full bathroom upstairs adds to the home’s functionality, making it perfect for families or guests. The lower level is clean, has a brand new water heater and is ready for your personal vision. Outside, enjoy a fully fenced backyard with a private deck and a double detached garage. Located on a quiet street with no back neighbours, this home offers peace and privacy with easy access to all amenities. Condo fees cover water, reserve fund contributions, and lawn care—making homeownership simple and low-maintenance. Now professionally managed. A beautifully redone home, in a great location, with nothing



left to do but move in. Come take a lookâ€”youâ€™ll be impressed! Seller is a licensed Realtor® in Saskatchewan and Alberta.

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2229949      |
| Price          | \$279,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,480         |
| Acres          | 0.05          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2, 1820 49 Avenue |
| Subdivision | Wallacefield      |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 1T2           |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Trash                                                                                                      |
| Parking Spaces | 4                                                                                                                   |
| Parking        | Double Garage Detached, Parking Pad, Alley Access, Asphalt, Garage Door Opener, Garage Faces Rear, Insulated, Owned |
| # of Garages   | 2                                                                                                                   |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | No Smoking Home, Pantry, Walk-In Closet(s), Track Lighting |
|-------------------|------------------------------------------------------------|

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer, Dryer, Gas Water Heater, Microwave Hood Fan |
| Heating      | Forced Air, Natural Gas                                                                                    |
| Cooling      | None                                                                                                       |
| Has Basement | Yes                                                                                                        |
| Basement     | Full, Unfinished                                                                                           |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Vinyl Siding                                                                                            |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 135             |
| Zoning         | R3              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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