

# \$279,900 - 3313 51 Avenue, Lloydminster

MLS® #A2222680

**\$279,900**

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.24 Acres

West Lloydminster, Lloydminster, Alberta

Charming Updated Bungalow with Income Potential & Spacious Lot

Discover comfort, versatility, and income potential in this beautifully updated bungalow, nestled on a generously sized 10,000+ sq ft lot surrounded by mature trees. This well-maintained home features a functional layout with 2 bedrooms plus a dedicated office on the main floor, along with a spacious 4-piece bathroom, convenient main floor laundry, and a large enclosed porch ideal for storage or a mudroom.

Extensive updates have been completed over the years, including newer windows, electrical upgrades, and a brand-new furnace (2025)â€”offering peace of mind and energy efficiency. Downstairs, the fully finished basement offers income or in-law suite potential, featuring a cozy living room, kitchenette with updated backsplash, countertop, and sink/faucet, 2 additional bedrooms, a storage area, and updated flooring throughout. Whether you're looking for rental revenue or a comfortable space for extended family, this setup offers flexibility.

The fenced yard is perfect for families and pets, while the single detached garage adds functionality and storage. With its large lot, mature landscaping, and thoughtful upgrades, this property is a must-see!



Ideal for homeowners, investors, or multi-generational living—this bungalow blends character, updates, and opportunity in one complete package

Built in 1960

**Essential Information**

MLS® #	A2222680
Price	\$279,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.24
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3313 51 Avenue
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V1E2

**Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 19th, 2025
Days on Market	1
Zoning	R4

## Listing Details

Listing Office	eXp Realty (Lloyd)
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