

\$829,900 - Bldg 1, 1901 52 Avenue, Lloydminster

MLS® #A2097446

\$829,900

0 Bedroom, 0.00 Bathroom, 2,562 sqft
Multi-Family on 0.00 Acres

West Lloydminster City, Lloydminster, Alberta

Existing 2.14% Assumable Mortgage!!
Welcome to an exceptional multi-family investment property in Lloydminster, Alberta, Canada's prestigious College Park neighborhood. This property presents a rare opportunity to own a rental apartment complex in one of the city's most coveted areas. With its prime location, proximity to amenities, and limited availability, this investment property is truly a gem within College Park. Nestled near College Park Lake, picturesque walking paths, and the College Park K-9 School, it offers a unique chance to invest in an exclusive community. The property consists of just six buildings in the entire complex, all well-maintained bi-level structures totalling 5,032 square feet of living space across six units. Three of these units offer a generous 2,516 square feet of above-ground apartment space. Each apartment comprises two bedrooms, a kitchen with a separate eating area, a comfortable living room, in-suite laundry facilities, and a fully equipped bathroom. For added convenience, all six essential appliances are included in each unit. Nestled in a quiet cul-de-sac, this property ensures a tranquil and secure living environment. Whether you're a seasoned investor or just starting your rental property portfolio, this represents a smart choice for a lucrative and prestigious investment in the heart of College Park, Alberta. Don't miss this rare opportunity – contact us today to explore owning your own rental property



apartment in this highly sought-after neighborhood.

Built in 2005

Essential Information

MLS® #	A2097446
Price	\$829,900
Sold Price	\$830,000
Bathrooms	0.00
Square Footage	2,562
Acres	0.00
Year Built	2005
Type	Multi-Family
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	Bldg 1, 1901 52 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V3K8

Amenities

Parking Spaces	12
Parking	Off Street

Interior

Appliances	Dishwasher, ENERGY STAR Qualified Dishwasher, Gas Stove, Refrigerator
Heating	Floor Furnace, Natural Gas
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	December 11th, 2023
Date Sold	May 8th, 2024
Days on Market	149
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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