

\$669,900 - 1,2,3,4, 4729 45 Street, Lloydminster

MLS® #A2107496

\$669,900

0 Bedroom, 0.00 Bathroom, 2,880 sqft

Multi-Family on 0.18 Acres

East Lloydminster, Lloydminster,
Saskatchewan

This Bi-level Style 4 plex is an excellent investment opportunity! The building is 3/4's occupied with good tenants in place. Unit #1 has been just recently painted. Built in 2012 by GLC Elite Homes. Each unit is 720 sf on the main floor. Main floor has an open concept great room area with livingroom, dining room and kitchen. The storage and two piece bath are just off the kitchen area. 6 Appliances are included in each unit. The lower levels have three bedrooms, 1 full bath, laundry is neatly tucked into a closet, and the utility room. Three units are unfurnished (Units #1, #2, #3) and Unit #4 is furnished. Low maintenance yard, two-parking stalls - concrete pad. Great opportunity to add to a current portfolio or to get one started. Tenants rights apply. Each unit is self contained and has its own hot water tank, furnace. There is no common area to be cleaned. Tenants are responsible for all utilities and snow removal. 3 Units are tenant occupied. #1 August 1, 2024, \$1,450, #2 July 1, 2024 - \$1,400. Plus utilities, #3, \$1,250 (plus utilities) 24 hour notice is required. Tenants rights. Unit #4 (furnished unit) is vacant as of July 5, 2024. Advertised for Rent : \$2,200 plus utilities

Built in 2012

Essential Information



MLS® #	A2107496
Price	\$669,900
Sold Price	\$650,000
Bathrooms	0.00
Square Footage	2,880
Acres	0.18
Year Built	2012
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Sold

Community Information

Address	1,2,3,4, 4729 45 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0H6

Amenities

Amenities	Laundry
Utilities	Electricity Available, Garbage Collection, Natural Gas Available, Sewer Connected, Water Available
Parking Spaces	8
Parking	Concrete Driveway, Driveway, Outside, Parking Pad, Stall

Interior

Interior Features	Vinyl Windows, Laminate Counters, Master Downstairs, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Interior Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 12th, 2024
Date Sold	November 15th, 2024
Days on Market	276
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	MAC'S REALTY LTD.
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