

\$298,000 - A & B, 4801 54 Street, Lloydminster

MLS® #A2125090

\$298,000

0 Bedroom, 0.00 Bathroom, 1,288 sqft

Multi-Family on 0.00 Acres

East Lloydminster City, Lloydminster, Saskatchewan

Welcome to your next investment venture! This fantastic duplex in Lloydminster, SK, offers not just one, but two fully equipped units, perfect for savvy investors or homeowners looking to offset mortgage costs.

Property Highlights: This duplex boasts two fully separate units, each featuring its own appliances including a fridge, stove, washer, and dryer. Move-in ready for you or your tenants. Enjoy the convenience of a single attached garage for each unit, providing secure parking and additional storage space. With two units available, you have the flexibility to live in one side while renting out the other, creating a sustainable stream of rental income. Situated on the Saskatchewan side of Lloydminster, you'll find yourself close to amenities such as the Civic Center, Communiplex, and golf course, ensuring convenience and entertainment for residents.

Built in 1986

Essential Information

MLS® #	A2125090
Price	\$298,000
Sold Price	\$272,000
Bathrooms	0.00
Square Footage	1,288
Acres	0.00
Year Built	1986



Type	Multi-Family
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	A & B, 4801 54 Street
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1A4

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	April 22nd, 2024
Date Sold	May 19th, 2024
Days on Market	27
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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