

# \$128,500 - 4710 45 Street, Lloydminster

MLS® #A2238400

**\$128,500**

2 Bedroom, 1.00 Bathroom, 769 sqft

Residential on 0.18 Acres

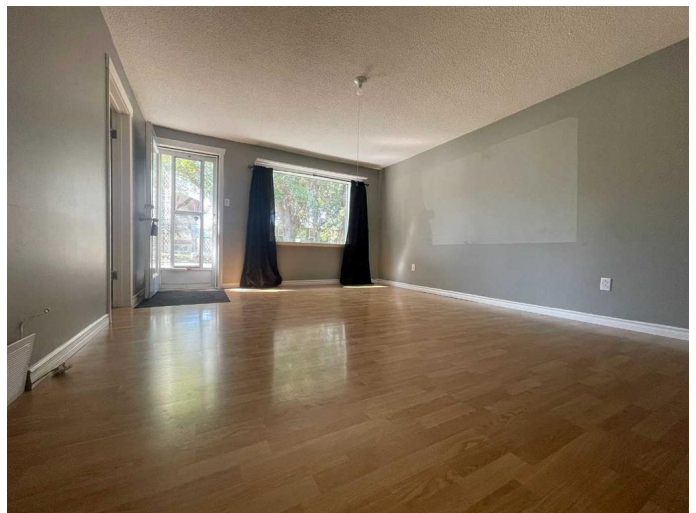
East Lloydminster, Lloydminster,  
Saskatchewan

Make your move! This property presents with opportunity plus for cost effective living, revenue potential or a future multi-family construction project. The centrally located double lot (66 x 122 - 8,045 square feet) is zoned R4. The property is fully fenced and nicely treed with rear alley access and a garden space. There is plenty of room to store your toys, tools or vehicles out of the elements in the 24 x 24 detached garage or the large storage shed. You will find a cozy, carpet free two bedroom home with a functional floorplan and main floor laundry which has seen several updates, yet leaves room for your own improvements. An immediate possession date is available.

Built in 1941

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238400    |
| Price          | \$128,500   |
| Sold Price     | \$126,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 769         |
| Acres          | 0.18        |
| Year Built     | 1941        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Sold     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4710 45 Street    |
| Subdivision | East Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 0H7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                     |
| Appliances        | Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Microwave, Stove(s) |
| Heating           | Forced Air, Natural Gas, Floor Furnace                                                |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Unfinished, Partial                                                                   |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Private Entrance                                                            |
| Lot Description   | Back Lane, Landscaped, Lawn, Rectangular Lot, Back Yard, City Lot, Garden, Private, Treed |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                  |
| Foundation        | Other                                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 9th, 2025  |
| Date Sold      | July 21st, 2025 |
| Days on Market | 12              |
| Zoning         | R4              |
| HOA Fees       | 0.00            |

**Listing Details**

Listing Office                    COLDWELL BANKER - CITY SIDE REALTY

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