

\$414,900 - 5416 46 Street, Lloydminster

MLS® #A2192649

\$414,900

0 Bedroom, 0.00 Bathroom, 1,836 sqft

Multi-Family on 0.29 Acres

West Lloydminster, Lloydminster, Alberta

Excellent opportunity to own a 4-plex investment property! Situated downtown on a corner lot, this property also has onsite parking that is accessed from the back alley. The building includes 3 x 2 bedroom units plus 1 x 1 bedroom unit. Each unit includes: kitchen, dining, living room and a 4-piece bathroom. All units have separate forced air furnaces with more recent replacements being done on 2 of the units in: 2022 & 2017. Other features include: separate power meters for 3 of 4 units, 1 water meter and 1 gas meter. There is shared, coin operated laundry in the basement. Additional updates in recent years: shingles approximately 3-4 years old, concrete sidewalk around building, decks out front, bathroom in unit 2, new exterior doors for unit 1 & 2.

Built in 1959

Essential Information

MLS® #	A2192649
Price	\$414,900
Bathrooms	0.00
Square Footage	1,836
Acres	0.29
Year Built	1959
Type	Multi-Family
Sub-Type	4 plex
Style	Low-Rise(1-4)



Status	Active
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Community Information

Address	5416 46 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0E3

Amenities

Parking Spaces	4
Parking	Off Street, Open

Interior

Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	February 5th, 2025
Days on Market	88
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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