

# **\$670,000 - #1-8, 4420 46 Street, Lloydminster**

MLS® #A2234455

**\$670,000**

0 Bedroom, 0.00 Bathroom, 3,648 sqft

Multi-Family on 0.00 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Investment opportunity! A multi-family property located on the Saskatchewan side of Lloydminster with 8 Units: 4 of 2 bedrooms and 4 of 1 bedroom, coin laundry facilities 2 washers and 2 dryers. All units paid their Power and Internet and rent includes Heat and Water and Garbage. It has 8 powered parking stalls and street parking in front of the building. Some units are renovated, updated fire extinguishers, fire alarm was service in 2025. This building is carpet free, boiler heating, and metal roof. Moreover, Unit 3, 4, 7, 8 with Deck and 2 bedrooms while Unit 1, 2, 5, 6 basements are 1 bedroom. The only vacant is Unit 8 and Unit 6, some of the tenants has been there long term and one of them lives there for 20 years. Additionally, rents starting at \$800 up to \$1,200 per Month. Financial Statements will be provided upon Offer Acceptance. This is located to a nearby schools, easy access to Highway 16 and 17, nearby groceries just few minutes away as well as the Gold Horse Casino, the Lloydminster hospital and restaurants. What are you waiting for, good time to Invest in Real Estate!

Built in 1972

## **Essential Information**

MLS® # A2234455

Price \$670,000



|                |              |
|----------------|--------------|
| Bathrooms      | 0.00         |
| Square Footage | 3,648        |
| Acres          | 0.00         |
| Year Built     | 1972         |
| Type           | Multi-Family |
| Sub-Type       | Apartment    |
| Status         | Active       |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | #1-8, 4420 46 Street |
| Subdivision | East Lloydminster    |
| City        | Lloydminster         |
| County      | Lloydminster         |
| Province    | Saskatchewan         |
| Postal Code | S9V 0J1              |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 8 |
|----------------|---|

### Interior

|              |  |
|--------------|--|
| Appliances   | Electric Stove, Range Hood, Refrigerator |
| # of Stories | 1  |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Other           |
| Foundation | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 20              |
| Zoning         | R4              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Maxwell Reliant Realty |
|----------------|------------------------|

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