

# \$68,500 - 4503 45 Street, Lloydminster

MLS® #A2241494

**\$68,500**

2 Bedroom, 1.00 Bathroom, 689 sqft

Residential on 0.14 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Attention first time home buyers, landlords and investors. Are you looking for a fixer upper?

This 1945 home has almost 700 sq.ft. of living space on the main floor and includes a full kitchen, living room, 2 bedrooms, a full 4 piece bathroom plus a spacious front entry. The partial basement measures 12 ft x 14 ft. It is accessed from the kitchen floor and hosts the furnace, the water heater and lots of storage space. Disclosure: Sellers have never lived in the property and the property is being sold in as is condition.

Built in 1945

## Essential Information

MLS® #	A2241494
Price	\$68,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	689
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	4503 45 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V0H2

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Parking Pad, RV Access/Parking, Other

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Lawn, Rectangular Lot, Corner Lot, Few Trees
Roof	Asphalt, Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Block

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	32
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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