

# \$169,900 - 4631 45 Street, Lloydminster

MLS® #A2243993

**\$169,900**

3 Bedroom, 1.00 Bathroom, 1,132 sqft

Residential on 0.09 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Located in the heart of downtown Lloydminster, this cute one and a half storey home is full of character with a modern touch. From the moment you walk in, youâ€™ll notice the fresh paint, new flooring, and updated kitchen that give this home a bright, clean feel. With three bedrooms and one bathroom, itâ€™s the perfect starter home or investment property. This home has a fully fenced backyard and has alley access. If youâ€™re looking for something with charm, updates, and a central location â€“ this oneâ€™s worth a look.

Built in 1945

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243993          |
| Price          | \$169,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,132             |
| Acres          | 0.09              |
| Year Built     | 1945              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 4631 45 Street    |
| Subdivision | East Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 0H4           |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan                                         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s) |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 20              |
| Zoning         | R1              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.