

# \$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
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	Active

### 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
# of Garages	2

### Interior

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

### Exterior

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

### Additional Information

Date Listed	July 9th, 2025
Zoning	R4

### Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

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 MLSÂ®, Multiple Listing ServiceÂ® 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.