

\$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
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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	35
Zoning	R4

Listing Details

Listing Office	Maxwell Reliant Realty
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