

1703 47 Avenue
Lloydminster, Saskatchewan

MLS # A2277353



\$739,900

Division:	Wallacefield		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	2,700 sq.ft.	Age:	2009 (17 yrs old)
Beds:	-	Baths:	-
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters		
Inclusions:	none		

This well-maintained, modern 4-plex in Lloydminster, SK offers a smart layout and low-maintenance ownership. Built in 2009, each of the four units provides approximately 1,350 sq. ft. over two levels, making them ideal for couples, small families, or long-term tenants. The main floor features an open-concept kitchen, dining, and living area, along with a bedroom or home office and a convenient 2-piece bathroom. The lower level includes two additional bedrooms, a 4-piece bathroom, dedicated laundry space, and extra storage. Each unit is independently serviced with its own furnace, water heater, and central air conditioning. There are no interior common hallways; each unit has a private exterior entrance. The property sits on a large 98' x 131' lot and offers exterior yard space to enjoy, a rare feature for multi-family properties. Finished with vinyl siding, PVC windows, and asphalt shingles, this is a well-cared-for investment property suited for both first-time investors and seasoned professionals seeking a solid, turnkey asset. Information package available upon return of an NDA agreement.