

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.