

# \$528,880 - 5617 46 Street, Lloydminster

MLS® #A2154558

**\$528,880**

0 Bedroom, 0.00 Bathroom, 1,755 sqft  
Multi-Family on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Opportunity presents! This 4-plex multi-family unit in central Lloydminster presents as immaculate, super clean, and welcoming! Every update has been completed and maintained with quality. The long-term, quality tenant profile is sure to be of further interest to the savvy investor. With three (2) bedroom units and one (1) bedroom unit, all finished to the same quality standard with updated flooring, trim, doors, lighting, and electrical, modern white kitchens (inclusive of full appliance packages), and updated bath fixtures. Major improvements to the building also include exterior and interior common area paint, a new roof, eavestroughs and downspouts, windows, balconies, hot water on demand, and a new boiler in 2022. As a further bonus for your potential future tenants, there is also common area laundry with a dedicated stackable washer/dryer set for each unit as well as dedicated storage spaces for each suite. The common area and landscaping of the property are welcoming and clean. There is a shared community shed on site for bikes/mower storage and each unit has one powered parking stall. Please provide ample notice for any access to the property, as it must be arranged respectfully with all tenants. Photos and video are not permitted during showings nor for any purpose without direct consent. If you aren't already looking at investment in the Lloydminster market, now may be the time! 2024 feels like it is coming in hot! Make your move!



Built in 1968

## Essential Information

MLS® #	A2154558
Price	\$528,880
Bathrooms	0.00
Square Footage	1,755
Acres	0.00
Year Built	1968
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey
Status	Active

## Community Information

Address	5617 46 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0E6

## Amenities

Parking Spaces	8
Parking	Additional Parking, Assigned, Off Street, Parking Lot, Stall, Alley Access

## Interior

Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Boiler

## Exterior

Construction	Stucco, Wood Frame, Wood Siding
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## Additional Information

Date Listed	August 1st, 2024
Days on Market	247
Zoning	R4

## Listing Details

Listing Office

COLDWELL BANKER - CITY SIDE REALTY

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