

\$68,500 - 4503 45 Street, Lloydminster

MLS® #A2241494

\$68,500

2 Bedroom, 1.00 Bathroom, 689 sqft

Residential on 0.14 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Attention first time home buyers, landlords and investors. Are you looking for a fixer upper?

This 1945 home has almost 700 sq.ft. of living space on the main floor and includes a full kitchen, living room, 2 bedrooms, a full 4 piece bathroom plus a spacious front entry. The partial basement measures 12 ft x 14 ft. It is accessed from the kitchen floor and hosts the furnace, the water heater and lots of storage space. Disclosure: Sellers have never lived in the property and the property is being sold in as is condition.

Built in 1945

Essential Information

MLS® #	A2241494
Price	\$68,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	689
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information



Address	4503 45 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V0H2

Amenities

Parking Spaces	3
Parking	Alley Access, Parking Pad, RV Access/Parking, Other

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn, Rectangular Lot, Corner Lot, Few Trees
Roof	Asphalt, Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Block

Additional Information

Date Listed	July 18th, 2025
Days on Market	61
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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 MLS®, Multiple Listing Service® 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.