

# \$414,900 - 5416 46 Street, Lloydminster

MLS® #A2192649

**\$414,900**

0 Bedroom, 0.00 Bathroom, 1,836 sqft

Multi-Family on 0.29 Acres

West Lloydminster, Lloydminster, Alberta

Excellent opportunity to own a 4-plex investment property! Situated downtown on a corner lot, this property also has onsite parking that is accessed from the back alley. The building includes 3 x 2 bedroom units plus 1 x 1 bedroom unit. Each unit includes: kitchen, dining, living room and a 4-piece bathroom. All units have separate forced air furnaces with more recent replacements being done on 2 of the units in: 2022 & 2017. Other features include: separate power meters for 3 of 4 units, 1 water meter and 1 gas meter. There is shared, coin operated laundry in the basement. Additional updates in recent years: shingles approximately 3-4 years old, concrete sidewalk around building, decks out front, bathroom in unit 2, new exterior doors for unit 1 & 2.

Built in 1959

## Essential Information

MLS® #	A2192649
Price	\$414,900
Bathrooms	0.00
Square Footage	1,836
Acres	0.29
Year Built	1959
Type	Multi-Family
Sub-Type	4 plex
Style	Low-Rise(1-4)



Status	Active
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## Community Information

Address	5416 46 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0E3

## Amenities

Parking Spaces	4
Parking	Off Street, Open

## Interior

Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, See Remarks

## Exterior

Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	February 5th, 2025
Days on Market	75
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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