

# \$62,500 - 4503 45 Street, Lloydminster

MLS® #A2241494

**\$62,500**

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          | \$62,500    |
| 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, Other, Parking Pad, RV Access/Parking |

### 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, Corner Lot, Few Trees, Lawn, Rectangular Lot |
| Roof              | Asphalt, Shingle                                        |
| Construction      | Wood Frame                                              |
| Foundation        | Poured Concrete, Block                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 120             |
| Zoning         | R1              |

### Listing Details

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

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