

\$169,900 - 4631 45 Street, Lloydminster

MLS® #A2243993

\$169,900

3 Bedroom, 1.00 Bathroom, 1,132 sqft

Residential on 0.09 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Located in the heart of downtown Lloydminster, this cute one and a half storey home is full of character with a modern touch. From the moment you walk in, youâ€™ll notice the fresh paint, new flooring, and updated kitchen that give this home a bright, clean feel. With three bedrooms and one bathroom, itâ€™s the perfect starter home or investment property. This home has a fully fenced backyard and has alley access. If youâ€™re looking for something with charm, updates, and a central location â€“ this oneâ€™s worth a look.

Built in 1945

Essential Information

MLS® #	A2243993
Price	\$169,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,132
Acres	0.09
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information



Address	4631 45 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0H4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	20
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

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.