

# \$1,600 - 3, 4729 45 Street, Lloydminster

MLS® #A2262229

**\$1,600**

0 Bedroom, 0.00 Bathroom, 1,150 sqft

Rental on 0.00 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

This spacious 3 bedroom 1 and a 1/2 bathroom is located on the Saskatchewan side of Lloydminster. The main upper floor has a wide open concept with a very spacious closet at the top of the stairs to the livingroom dining room kitchen area. This level has a storage room, pantry and a 1/2 bath. 5 appliance are included as indicated on the listing. The lower level has the washer and dryer conveniently located at the bottom of the stairs in a closet close to all three bedrooms. RENT: \$1,575.00 Tenants are responsible for all utilities, Power, Gas, Water, Tenant Insurance. Water is billed monthly by Management Company. SECURITY DEPOSIT: \$1,575.00. 6 Months proof of income is required. No viewings until application is approved - can be found on our website.

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2262229 |
| Price          | \$1,600  |
| Bathrooms      | 0.00     |
| Square Footage | 1,150    |
| Acres          | 0.00     |
| Type           | Rental   |
| Status         | Active   |

## Community Information

Address 3, 4729 45 Street



|             |                   |
|-------------|-------------------|
| Subdivision | East Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 0H6           |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | Laundry, None, Trash                                                                                                |
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, Garbage Collection, Sewer Connected, Water Available |
| Parking Spaces | 2                                                                                                                   |
| Parking        | Assigned, Front Drive, Parking Pad, Plug-In, Stall                                                                  |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Master Downstairs |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, See Remarks, Washer, Washer/Dryer          |
| Heating           | Forced Air                                                                                                    |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                 |                 |
|-----------------|-----------------|
| Lot Description | Other           |
| Roof            | Asphalt Shingle |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 14                |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MAC'S REALTY LTD. |
|----------------|-------------------|

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