

# \$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 | 14              |
| Zoning         | R1              |

### Listing Details

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

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