

# \$164,900 - 4624 45 Street, Lloydminster

MLS® #A2263527

**\$164,900**

3 Bedroom, 1.00 Bathroom, 1,192 sqft

Residential on 0.18 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Great opportunity to own a starter home or investment property in Saskatchewan! This cozy home features an open-concept layout with recent upgrades including fresh paint, new fixtures, and updated flooring throughout. Enjoy the comfort of PVC windows and the convenience of a single-car garage. The fenced, private yard offers plenty of space for outdoor living. Why rent when you can own? This home is move-in ready and full of potential.

Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263527    |
| Price          | \$164,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,192       |
| Acres          | 0.18        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 4624 45 Street



|             |                   |
|-------------|-------------------|
| Subdivision | East Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 0H5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Crown Molding, Granite Counters, Open Floorplan, Soaking Tub          |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Unfinished, Partial                                                   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description   | Lawn                  |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 11                 |
| Zoning         | R1                 |

### Listing Details

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

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