

# \$414,900 - 5416 46 Street, Lloydminster

MLS® #A2192649

**\$414,900**

0 Bedroom, 0.00 Bathroom, 1,836 sqft  
Multi-Family on 0.29 Acres

West Lloydminster, Lloydminster, Alberta

Excellent opportunity to own a 4-plex investment property! Situated downtown on a corner lot, this property also has onsite parking that is accessed from the back alley. The building includes 3 x 2 bedroom units plus 1 x 1 bedroom unit. Each unit includes: kitchen, dining, living room and a 4-piece bathroom. All units have separate forced air furnaces with more recent replacements being done on 2 of the units in: 2022 & 2017. Other features include: separate power meters for 3 of 4 units, 1 water meter and 1 gas meter. There is shared, coin operated laundry in the basement. Additional updates in recent years: shingles approximately 3-4 years old, concrete sidewalk around building, decks out front, bathroom in unit 2, new exterior doors for unit 1 & 2.

Built in 1959

## Essential Information

MLS® #	A2192649
Price	\$414,900
Bathrooms	0.00
Square Footage	1,836
Acres	0.29
Year Built	1959
Type	Multi-Family
Sub-Type	4 plex
Style	Low-Rise(1-4)



Status Active

### Community Information

Address 5416 46 Street  
Subdivision West Lloydminster  
City Lloydminster  
County Lloydminster  
Province Alberta  
Postal Code T9V 0E3

### Amenities

Parking Spaces 4  
Parking Off Street, Open

### Interior

Appliances Electric Stove, Refrigerator  
Heating Forced Air, Natural Gas  
Cooling None  
# of Stories 2  
Has Basement Yes  
Basement Finished, See Remarks

### Exterior

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Corner Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame

### Additional Information

Date Listed February 5th, 2025  
Days on Market 94  
Zoning R1

### Listing Details

Listing Office MUSGRAVE AGENCIES

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