

# \$259,000 - 4535 47 Street, Lloydminster

MLS® #A2230217

## \$259,000

2 Bedroom, 1.00 Bathroom, 930 sqft  
Residential on 0.18 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Step into charm and comfort with this updated 2-storey character home, perfectly situated on a double corner lot across from a park and just one block from E.S. Laird Middle School. Offering 930 square feet of living space, this 2-bedroom, 1-bathroom home features soaring 14-foot vaulted ceilings, two inviting family rooms, and thoughtful upgrades throughout. Recent improvements include updated flooring, windows, electrical, and a refreshed basement—giving you peace of mind and a fresh, modern feel. Whether you’re relaxing indoors or enjoying the spacious yard, this home has room to grow. Ideal for first-time buyers or a revenue property, the location and layout check all the right boxes.

Built in 1951

### Essential Information

MLS® #	A2230217
Price	\$259,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	930
Acres	0.18
Year Built	1951
Type	Residential
Sub-Type	Detached



Style	1 and Half Storey
Status	Active

### Community Information

Address	4535 47 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V0J8

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Vaulted Ceiling(s), Vinyl Windows
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	64
Zoning	R1

### Listing Details

Listing Office	LPT Realty
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