

\$2,000,000 - 101-304, 1704 47a Avenue, Lloydminster

MLS® #A2219843

\$2,000,000

0 Bedroom, 0.00 Bathroom, 15,500 sqft

Multi-Family on 0.49 Acres

Wallacefield, Lloydminster, Saskatchewan

Excellent investment opportunity to own a 12 Unit, three storey condominium building totalling approximately 15,500 sq. ft with a paved parking lot (2 exclusive use parking stall per unit plus visitor parking). The building contains 10- 2 br/2 bathroom units, a 1 br/2 bathroom unit and a 1 bedroom/1 bathroom unit. Units range in size from 960 to 1138 sq. ft.

Each unit is in very good condition, with 4 appliances, including washer and dryer, and in-unit storage with very functional floor plans. All master bedrooms have walk-in closets and a 4 pce ensuite except for one- 1 bedroom/1bathroom unit. All units have a balcony. Flooring consists of carpet and linoleum throughout. All units are currently rented, many long-term tenants. This building attracts excellent tenants located in a popular residential neighborhood in the SE quadrant of the city, located near a park/playground, ball diamond and walking paths with quick access to main traffic corridors. This building has been professionally managed since it was constructed and has been very well cared for and maintained by the owners.

Tenants pay power and gas. Landlord pays water, common area maintenance/heating/power and fire alarm monitoring.

Built in 2007

Essential Information



| | |
|----------------|------------------|
| MLS® # | A2219843 |
| Price | \$2,000,000 |
| Bathrooms | 0.00 |
| Square Footage | 15,500 |
| Acres | 0.49 |
| Year Built | 2007 |
| Type | Multi-Family |
| Sub-Type | Apartment |
| Style | Multi Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 101-304, 1704 47a Avenue |
| Subdivision | Wallacefield |
| City | Lloydminster |
| County | Lloydminster |
| Province | Saskatchewan |
| Postal Code | S9V 1R3 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 24 |
| Parking | Concrete Driveway, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Storage |
| Appliances | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| # of Stories | 3 |

Exterior

| | |
|-----------------|--------------------------|
| Lot Description | Landscaped, Lawn, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 6 |

Zoning R4

Listing Details

Listing Office MUSGRAVE AGENCIES

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