



5619 46 Street
Lloydminster, Alberta

MLS # A2311634



\$599,900

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|------------------|---------------------|---------------|-------------------|
| Division: | West Lloydminster | | |
| Type: | Multi-Family/4 plex | | |
| Style: | Bi-Level | | |
| Size: | 1,712 sq.ft. | Age: | 1967 (59 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Bldg Name: | - |
| Floors: | Carpet, Laminate, Linoleum, Vinyl Plank | Water: | - |
| Roof: | Asphalt Shingle | Sewer: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | MDR |
| Foundation: | Wood | Utilities: | - |
| Features: | - | | |

Inclusions: n/a

Turn-key purpose-built 4-plex offering stable cash flow and major capital updates. This property features three 2-bedroom units and one 1-bedroom unit, each with private storage and energized parking stalls. Shared coin-operated laundry provides additional income potential. Separate power meters for each unit. Tenants pay electricity, while the owner pays water and gas, creating a simple and predictable operating structure. Significant improvements include new windows (2025), shingles (2017), and boiler & hot water tank (2019). Flooring has been updated over time, bathrooms partially refreshed in three units, and appliances replaced as needed. Well maintained with documented financials available. Situated on a 9,000+ sq.ft. lot with alley access in an established neighbourhood, this is a clean, stabilized multi-family asset ideal for both new and seasoned investors.