



GRASSROOTS
REALTY GROUP

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5607 43 Street
Lloydminster, Alberta

MLS # A2329745



\$449,900

Division:	Southridge		
Type:	Multi-Family/4 plex		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	1970 (56 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn, Rectangular Lot, Treed		

Heating:	Floor Furnace, Natural Gas	Bldg Name:	-
Floors:	Carpet, Tile, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Alarm System Owned

Exceptional multi-family investment opportunity on the Alberta side of Lloydminster! This well-maintained property features a spacious three-bedroom, two-bathroom main floor suite, along with three additional self-contained rental units in the basement, including one one-bedroom suite and two bachelor suites with kitchenettes. Built in 1970, this quality-constructed building has been well cared for and updated over the years with newer windows, updated flooring, fresh paint, new closet doors, modern light fixtures, upgraded electrical servicing, plus many more improvements throughout. The property also offers a double detached garage, convenient back alley parking, main floor laundry for the upper suite, and a separate shared laundry area for the basement tenants. A lawn care and snow removal contract is already in place, making ownership even more convenient. With reliable tenants already in place, this is an excellent opportunity for investors seeking strong cash flow. Alternatively, live in the spacious upper suite while the rental income from the lower units helps offset your mortgage, or rent the entire building to maximize your return on investment. A versatile income-producing property with plenty of upside in a desirable Alberta location.