



GRASSROOTS
REALTY GROUP

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5619 46 Street
Lloydminster, Alberta

MLS # A2338022



\$589,900

Division:	West Lloydminster		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	1,736 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.