

# \$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 | 145             |
| Zoning         | R1              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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