

# \$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 | 67              |
| Zoning         | R1              |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.