

\$1,500,000 - 1, 5101-5105 57 Street, Lloydminster

MLS® #A2195577

\$1,500,000

2 Bedroom, 1.00 Bathroom, 376 sqft

Residential on 0.03 Acres

West Lloydminster, Lloydminster, Alberta

Here is an opportunity for TURN-KEY, QUALITY REAL ESTATE INVESTMENT in the Alberta side of Lloydminster. The package consist of 13 condo Units in a 16 Units Comdominium complex. 12 of the 13 units were completely Renovate in 2022 with New Appliances, Flooring, Kitchen and TOTALLY RE-PAINTED. The 13 suites are occupied by QUALITY TENANTS on annual rental Lease and HAVE iINDICATED INTEREST in continuing TO RENT their respective suites. The 13 units are being offered as a package to an INVESTOR looking for TURN-KEY SET UP that generates Cashflow right from day one. The respective unit, consist of LIVINGROOM, DININGROOM and KITCHEN on the MAINFLOOR. THE LOWERFLOOR in this BI-LEVEL style row of Townhouses is PARTIONED into 2-Bedrooms, a FOUR PIECE BATHROOM and a LAUNDRY AREA. The QUALITY RENOVATIONS completed attracted QUALITY TENANTS, that made the units their HOME.. To avoid INTERFERING with tenants PEACIFUL and QUIET ENJOYMENT of their homes, Seller has instructed that we can only SHOW THE SUITES when we have an ACCEPTED OFFER. Interested INVESTORS are hereby requested to please send in their Offer to purchase this investment with a SUBJECT TO VIEW CONDITION in the contract.

Built in 1980



Essential Information

MLS® #	A2195577
Price	\$1,500,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	376
Acres	0.03
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	1, 5101-5105 57 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0V2

Amenities

Amenities	Laundry, Coin Laundry
Parking Spaces	1
Parking	Additional Parking, Off Street, Parking Pad, Stall, Common, Drive Through, Gravel Driveway

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Natural Gas, Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Cul-De-Sac

Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 17th, 2025
Days on Market	61
Zoning	R3
HOA Fees	189
HOA Fees Freq.	MON

Listing Details

Listing Office	Elephant Realty Services
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