

# \$279,900 - 304 & 306 2 Street W, Lashburn

MLS® #A2213939

**\$279,900**

6 Bedroom, 4.00 Bathroom, 1,767 sqft

Residential on 0.18 Acres

NONE, Lashburn, Saskatchewan

Welcome to 304 & 306 2 Street W, Lashburn â€” a fantastic investment opportunity in a charming, quiet community just a short commute to Lloydminster. This fully occupied duplex is well-maintained, with Unit 306 featuring recent updates, including new flooring, a refreshed kitchen, and fresh paint. Unit 304 has updated flooring as well. Both units offer ample parking and are nestled in a peaceful area. Explore the floor plans to see the practical layouts that make this property an excellent addition to your portfolio.

Built in 1981

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213939               |
| Price          | \$279,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,767                  |
| Acres          | 0.18                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 304 & 306 2 Street W |
| Subdivision | NONE                 |
| City        | Lashburn             |
| County      | Saskatchewan         |
| Province    | Saskatchewan         |
| Postal Code | S0M 1H0              |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 4                     |
| Parking        | Driveway, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Pantry, Storage   |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 49            |
| Zoning         | Res           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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