

# \$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	63
Zoning	Res

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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