

# \$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	32
Zoning	Res

### Listing Details

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

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.