

\$369,900 - 5801 40 Street, Lloydminster

MLS® #A2215559

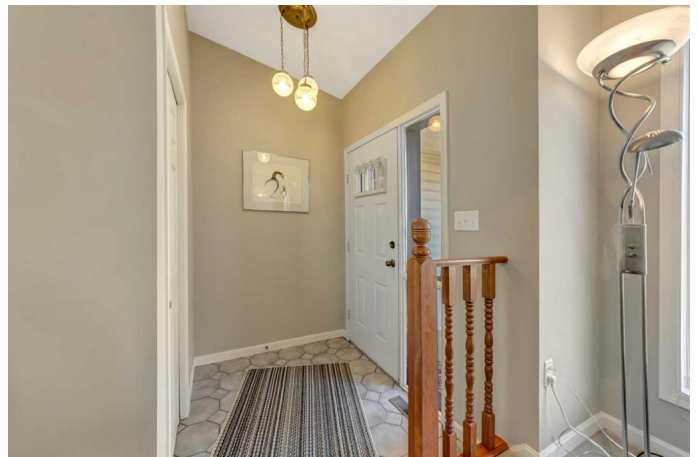
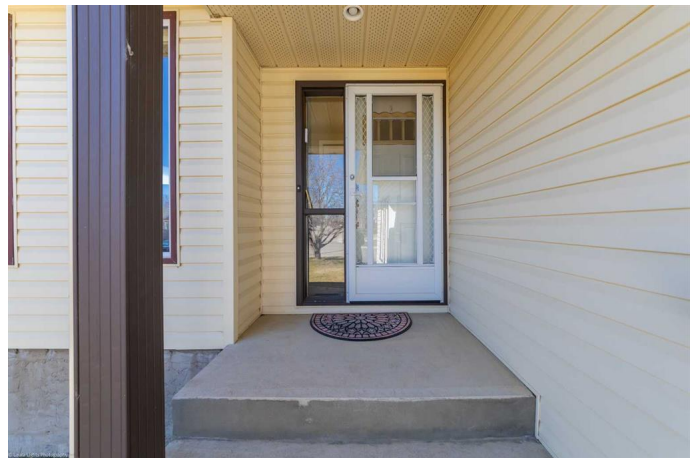
\$369,900

4 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.14 Acres

Southridge, Lloydminster, Alberta

This beautifully updated 4-bedroom, 3-bathroom family home offers 1,695 square feet of above-ground living space, plus a basement. Located in the desirable Southridge neighborhood, it's within walking distance of schools and parks. This 4-level split home is thoughtfully designed with family gatherings in mind, featuring a layout ideal for entertaining. The main floor, just a few steps up from the entrance, opens to a welcoming foyer and a spacious living room with vaulted ceilings. The modern kitchen is equipped with stainless steel appliances, and the adjoining dining area boasts views of the lovely backyard. A few steps down, still above ground level, you'll find a cozy family room with a gas fireplace, a versatile bedroom or office, a 2-piece bathroom, laundry, and direct access to the garage. The top level is home to the generous primary bedroom with a 3-piece ensuite, another good-sized bedroom, and a 4-piece bathroom. The basement features a finished bedroom and plenty of storage space. Step outside to enjoy the fully fenced, well-sized backyard, complete with a large deck and patio, perfect for outdoor living. Updates over the years include a new washer and dryer in 2021, kitchen upgrades in 2017, shingles replaced in 2016, a new furnace in 2011, siding updated in 2009, and windows replaced in 2001. The attached double garage had a new door installed in 2018 and a fresh concrete floor added in 2010. Call to view this great family home!



Built in 1986

Essential Information

MLS® #	A2215559
Price	\$369,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	5801 40 Street
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2P4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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