

# \$369,900 - 5801 40 Street, Lloydminster

MLS® #A2215559

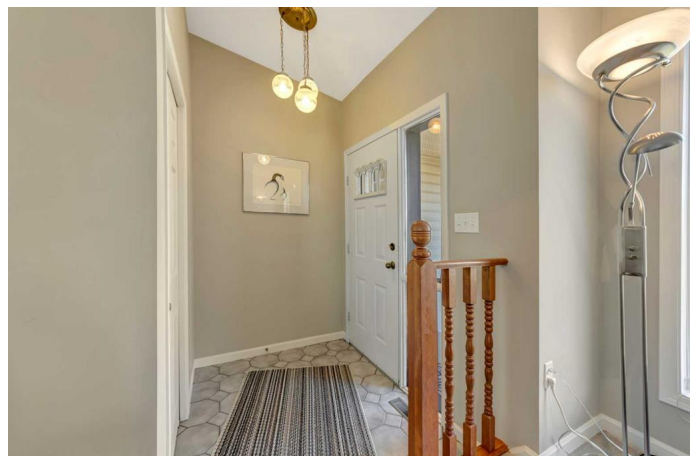
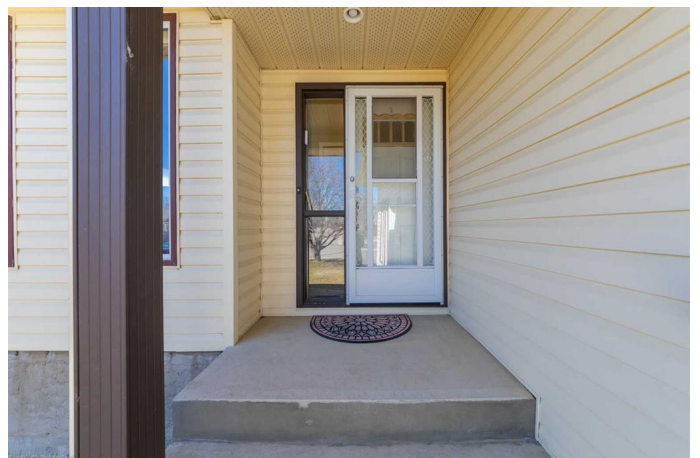
**\$369,900**

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	1
Zoning	R1

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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