



GRASSROOTS
REALTY GROUP

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5914 41 Street
Lloydminster, Alberta

MLS # A2223076



\$364,999

Division:	West Lloydminster		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,065 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Shed, Waterfall feature in backyard,

Fantastic value! Here's a really nice 4 bed, 3 bath Alberta home in a great neighborhood! Backing onto green space means extra privacy and you'll love the beautiful yard which has a large patio/deck perfect for relaxing and a really cool water fall - electrically controlled from inside the home. The unique 4 level split layout means you get a nice living room, kitchen and dining area that lets you gaze into the lower family room, that comes complete with a real classy gas fireplace! Three bedrooms are upstairs along with 2 baths. The lower level includes the family room with lots of big windows, another bath and one more bedroom. Plus there's even a huge recreation room in the 4th level! The Poly B has been replaced, there's a newer hot water tank (2022) the furnace ducts were cleaned and the gas fireplace was serviced. (Nov. 2024) And if you have kids, the bus pickups are real close by. All this and central air conditioning, central vac, and even underground sprinklers. Check this one out today!