



GRASSROOTS
REALTY GROUP

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5924 41 Street
Lloydminster, Alberta

MLS # A2223281



\$389,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,277 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Tucked into the family-friendly Southridge neighbourhood of Lloydminster, this fully finished bi-level sits on a large pie-shaped lot backing onto a peaceful berm with direct access to walking paths. Just minutes from parks, schools, and everyday amenities, the location is spot on. Inside, you'll find vaulted ceilings and neutral tones throughout, with a functional layout that includes a kitchen featuring a corner pantry, an island, and plenty of cabinet space. There are five bedrooms, including a primary with a 3-piece ensuite and a generous walk-in closet. The basement family room is cozy and inviting, with a gas fireplace. Outside, the updated deck features composite boards, a privacy fence, and a natural gas BBQ line, making it an ideal space for outdoor living. With central A/C, a double attached garage, and recent updates to the shingles and hot water tank, this home offers solid value and room to personalize. 3D Virtual Tour Available!