



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

5913 41 Street  
Lloydminster, Alberta

MLS # A2237609



**\$349,900**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Southridge                                 |        |                   |
| Type:     | Residential/House                          |        |                   |
| Style:    | Bi-Level                                   |        |                   |
| Size:     | 1,036 sq.ft.                               | Age:   | 1995 (30 yrs old) |
| Beds:     | 4  | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                     |        |                   |
| Lot Size: | 0.13 Acre                                  |        |                   |
| Lot Feat: | Back Yard, Landscaped, Many Trees, Private |        |                   |

|             |                             |
|-------------|-----------------------------|
| Heating:    | Forced Air                  |
| Floors:     | Carpet, Laminate, Linoleum  |
| Roof:       | Asphalt Shingle             |
| Basement:   | Finished, Full              |
| Exterior:   | Wood Frame                  |
| Foundation: | Wood                        |
| Features:   | Storage, Vaulted Ceiling(s) |

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

Inclusions: N/A

This home is situated in a family friendly location with quick access to shopping, restaurants, parks and walking trails. Upon entering you'll be greeted by a large entrance which leads up to a bright living room with vaulted ceilings and flows into the eat-in kitchen with ample cabinets and countertop space. The kitchen has direct access to the private fully fenced yard. Down the hall you'll find a full bathroom and 2 bedrooms with the primary bedroom featuring double closets and an ensuite. The basement is fully finished with a large family room, 2 additional bedrooms, separate laundry room, storage and another bathroom. Nice big basement windows allow lots of natural light into this space. A double attached garage and all appliances included is a nice perk of this fantastic home package.