



GRASSROOTS
REALTY GROUP

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5714 39 Street
Lloydminster, Alberta

MLS # A2265758



\$339,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	1987 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Single-detached Residenti
Utilities:	-

Inclusions: n/a

Welcome to 5714 39 Street, nestled in the Southridge neighbourhood of Lloydminster, AB. This fully developed 5-bedroom home offers both functionality and comfort. The primary bedroom features a walk-in closet and a private 3-piece en-suite, while the main bath boasts a relaxing jetted tub. Hardwood floors run throughout the main level, adding warmth and style. The kitchen is equipped with a large walk-in pantry and ample counter space, making it ideal for family living. The basement features two bedrooms, a large family room, and additional storage space. The heated double-attached garage and RV parking make this home perfect for those needing extra space for vehicles and recreational toys. Enjoy the cozy backyard, complete with a fire pit area, mature landscaping, and a shed for additional storage. Located within walking distance to schools and parks, this home checks all the boxes for growing families. 3D Virtual Tour Available!