



GRASSROOTS
REALTY GROUP

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5911 41 Street
Lloydminster, Alberta

MLS # A2281687



\$419,950

| | | | |
|-----------|---|--------|-------------------|
| Division: | Southridge | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 1,338 sq.ft. | Age: | 1994 (32 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Lawn, Rectangular Lot, Underground Sprinklers | | |

| | |
|-------------|---------------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Laminate, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Stone, Vinyl Siding, Wood Frame |
| Foundation: | Wood |
| Features: | See Remarks |

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

Inclusions: N/A

The main level features a bright living room with large windows that flood the space with natural light, along with a spacious eat-in kitchen complete with a separate coffee bar area, perfect for busy mornings or entertaining. Main-floor washer and dryer add everyday practicality. Upstairs, you'll find three generously sized bedrooms, including a primary retreat with a 4-piece ensuite, plus an additional 4-piece main bathroom. The lower level expands your living space with a large family room, two additional bedrooms, a 3-piece bathroom, and a large storage area, giving everyone room to spread out. Outside, enjoy a fully fenced and landscaped yard with underground sprinklers, ideal for kids, pets, and summer evenings. Additional highlights include central air conditioning, a double attached garage, and RV parking, a rare and valuable bonus. A solid home in a peaceful location with room to grow, this one checks all the boxes.