



5911 41 Street  
Lloydminster, Alberta

MLS # A2281687



**\$419,950**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	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.