



GRASSROOTS
REALTY GROUP

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5104 41 Street
Lloydminster, Alberta

MLS # A2285121



\$378,500

Division:	Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,324 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Garden, Irregular Lot		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: 2 storage sheds

Nestled in a quiet cul-de-sac close to shopping, schools, and parks, this spacious home offers exceptional family living across four levels. The main level features a bright kitchen with eating area, a formal dining room, and a welcoming living room with large windows that fill the space with natural light. Convenient main-floor laundry and a 2-piece bath are located near the back entry. The first level hosts two comfortable bedrooms, a 4-piece bath, and a generous primary bedroom complete with a 3-piece ensuite. The third level includes a versatile storage or walk-in pantry area, a 3-piece bath, an additional bedroom, and a cozy family room—perfect for relaxation or entertaining. The fourth level provides a great games room and a large utility area with ample storage. Situated on a beautifully treed lot just under 12,000 sq. ft., the property includes a large garden area and an 8' x 20' deck ideal for outdoor enjoyment. Recent updates include windows, exterior doors, 30 year shingles, and stucco. Mechanical upgrades include two new furnaces (2024), two central air conditioners (2024), and a hot water tank (2023). The home also offers a single attached garage for added convenience.