



5306 37 Street
Lloydminster, Alberta

MLS # A2303935



\$439,000

Division:	Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, I		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: Hot tub, fire pit and the tv in the kitchen will stay.

Welcome to this spacious and beautifully updated home in one of Lloydminster's most desirable locations. Offering the rare convenience of 4 bedrooms all on the second floor, this property is perfectly designed for families who value both comfort and functionality. Step inside to discover recent renovations that bring a fresh, modern feel throughout, complemented by central A/C to keep you comfortable year-round. The thoughtful layout provides generous living spaces, making it ideal for both everyday living and entertaining. The exterior is where this home truly shines. Enjoy a massive, park-like backyard that feels like your own private retreat, complete with underground sprinklers to keep it lush and green with ease. Relax and unwind in the included hot tub, or step out your back gate directly onto Anniversary Park—offering unmatched access to walking trails, green space, and outdoor activities. Additional highlights include a double attached garage, ample space throughout, and a setting that combines privacy with unbeatable convenience. This is a rare opportunity to own a large, move-in-ready home in a premier location—homes like this don't come up often. Check out the 3D virtual tour!