



GRASSROOTS
REALTY GROUP

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5308 37 Street
Lloydminster, Alberta

MLS # A2212762



\$439,900

Division:	Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,628 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to a truly rare offering in Southridge—an architectural gem boasting over 2,600 sq ft of thoughtfully designed living space, set on a massive, ultra-private lot that backs directly onto a serene park. From the moment you arrive, this home makes a lasting impression. Enter through grand double doors into a stunning two-story foyer, where your eye is immediately drawn to the dramatic floor-to-ceiling brick fireplace—a striking centerpiece that sets the tone for the entire home. The main level offers a perfect blend of elegance and function with a formal living room, dedicated dining room, spacious family room, and a well-appointed kitchen—all designed for both everyday comfort and unforgettable entertaining. Upstairs, the primary retreat is nothing short of a showstopper. Vaulted ceilings, a cozy electric fireplace, and a luxurious clawfoot tub create a peaceful escape you’ll never want to leave. The upper level currently features two generous bedrooms, a rope-accented bath, and a large bonus room that could easily be converted into a third bedroom if desired. Downstairs, the fully finished basement provides two additional bedrooms and another comfortable family room, offering flexible living options for guests, teens, or multi-generational needs. Completing the package is a spacious double attached garage—perfect for added convenience and storage. If you have an eye for design and a love for architectural detail, this is your opportunity to own a home that’s as unique as it is beautiful. Homes of this caliber, with this level of privacy and park access, don’t come along often—schedule your private showing today.