



GRASSROOTS
REALTY GROUP

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**5107 41 Street
Lloydminster, Alberta**

MLS # A2213211



\$389,900

Division:	Southridge		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,782 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Many T		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Pantry, Storage, Sump Pump(s)		
Inclusions:	N/A		

A supersized executive home in a central location! This is a totally unique, custom built five level split with 3600 sq feet of total living space! Only steps from shopping, restaurants, conveniences, greenspaces and schools yet in a quiet cul-de-sac with no back neighbours and a super private, quiet and well treed back yard oasis – a perfect compromise! You are welcomed into a large foyer then massive living room prepared for any furniture arrangement and enhanced with redwood flooring and large metal clad windows surrounding you on two sides. The solid oak wood built-ins and three-sided gas fireplace present the way to the dining area and custom chefs’ kitchen. Here you find a functional space with solid oak cabinets, lots of countertop workspace with custom pull out shelves and large drawers for storage opportunities. A built-in oven, ceramic stove and the adjoining enclosed sunroom with BBQ's ventilation is great for all year-round food and family enjoyment! Parties should really be hosted in this space but this south facing sunroom would also be great for those with a green thumb who prefer a quiet indoor space to dig in the dirt– or perhaps you can do both! The kitchen has convenient solid wood pocket doors to add further privacy, sound reduction or traffic flow when entertaining (or perhaps corralling kids or pets). Six potential bedrooms plus a den and three bathrooms means you have room for a large or extended family where everyone will still have their own private space. The primary bedroom features a walk-in closet and a spa like cedar hot tub area with bay window overlooking the mature rear yard and offering complete privacy. There is a four-piece bath and four other bedroom options on the second and third levels – these two floors have central A/C. All are nice sized rooms. The cozy fourth level family room features a

wood burning fireplace with charming brick surround and nearby floor to ceiling built in oak bookcases for convenient storage, there is also a bedroom and three-piece bath on this level (with access to the under side of the hot tub). The basement has tile floors throughout, a massive family room with a wet bar, den and large laundry/storage/utility room. The roof was updated in 2018 with 30-year shingles. There is a double garage which is insulated as well as an included shed in the rear yard for additional storage. An immediate possession date is now available! Make your move!