

# **\$357,500 - 5801 40 Street, Lloydminster**

MLS® #A2215559

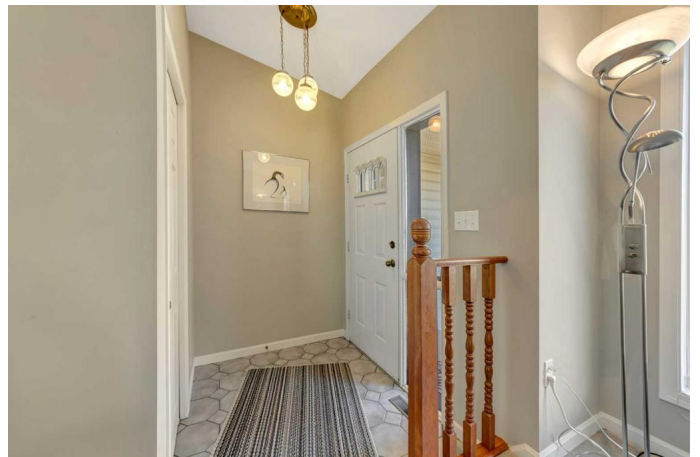
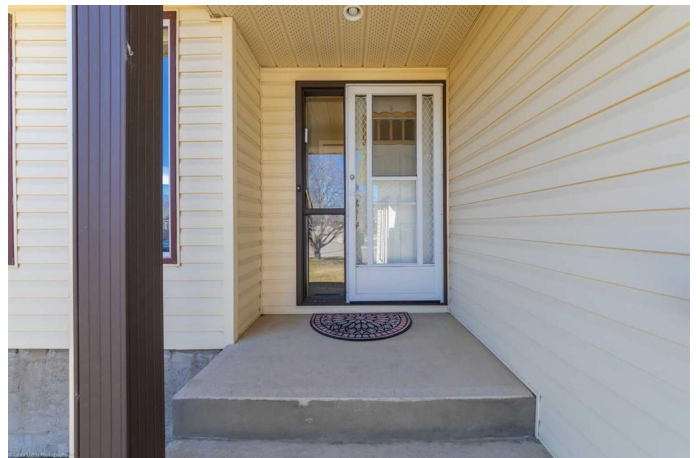
## **\$357,500**

4 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.14 Acres

Southridge, Lloydminster, Alberta

This beautifully updated 4-bedroom, 3-bathroom family home offers 1,695 square feet of above-ground living space, plus a basement. Located in the desirable Southridge neighborhood, it's within walking distance of schools and parks. This 4-level split home is thoughtfully designed with family gatherings in mind, featuring a layout ideal for entertaining. The main floor, just a few steps up from the entrance, opens to a welcoming foyer and a spacious living room with vaulted ceilings. The modern kitchen is equipped with stainless steel appliances, and the adjoining dining area boasts views of the lovely backyard. A few steps down, still above ground level, you'll find a cozy family room with a gas fireplace, a versatile bedroom or office, a 2-piece bathroom, laundry, and direct access to the garage. The top level is home to the generous primary bedroom with a 3-piece ensuite, another good-sized bedroom, and a 4-piece bathroom. The basement features a finished bedroom and plenty of storage space. Step outside to enjoy the fully fenced, well-sized backyard, complete with a large deck and patio, perfect for outdoor living. Updates over the years include a new washer and dryer in 2021, kitchen upgrades in 2017, shingles replaced in 2016, a new furnace in 2011, siding updated in 2009, and windows replaced in 2001. The attached double garage had a new door installed in 2018 and a fresh concrete floor added in 2010. Call to view this great family home!



Built in 1986

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2215559      |
| Price          | \$357,500     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,695         |
| Acres          | 0.14          |
| Year Built     | 1986          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5801 40 Street |
| Subdivision | Southridge     |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2P4        |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Storage  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line                                 |
| Lot Description   | Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 29               |
| Zoning         | R1               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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