

**5908 41 Street  
Lloydminster, Alberta**

**MLS # A2220877**

# \$404,900



<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Kitchen Island, Pantry, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

Discover this charming and well-maintained home nestled in a quiet, family-friendly neighborhood. It features three bedrooms, a bright basement with large windows, and a spacious flex room perfect for storage, a home gym, or additional living space. The functional layout offers generous room sizes and excellent natural light throughout. The kitchen includes ample cabinetry and storage, ideal for everyday living and entertaining. Enjoy added privacy with no neighbours behind and a serene setting. Don't miss this move-in-ready home with endless potential. Be sure to check out the 3D virtual tour!