

5914 41 Street  
Lloydminster, Alberta

MLS # A2223076

**\$369,900**



<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Shed, Waterfall feature in backyard,

Fantastic value! Here's a really nice 4 bed, 3 bath Alberta home in a great neighborhood! Backing onto green space means extra privacy and you'll love the beautiful yard which has a large patio/deck perfect for relaxing and a really cool water fall - electrically controlled from inside the home. The unique 4 level split layout means you get a nice living room, kitchen and dining area that lets you gaze into the lower family room, that comes complete with a real classy gas fireplace! Three bedrooms are upstairs along with 2 baths. The lower level includes the family room with lots of big windows, another bath and one more bedroom. Plus there's even a huge recreation room in the 4th level! The Poly B has been replaced, there's a newer hot water tank (2022) the furnace ducts were cleaned and the gas fireplace was serviced. (Nov. 2024) And if you have kids, the bus pickups are real close by. All this and central air conditioning, central vac, and even underground sprinklers. Check this one out today!