

5104 41 Street
Lloydminster, Alberta

MLS # A2285121

\$378,500



Division:	Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,324 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Garden, Irregular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas		
Floors:	Carpet, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Stucco, Wood Frame		
Foundation:	Poured Concrete		
Features:	Central Vacuum, Vinyl Windows		
Inclusions:	2 storage sheds		

Nestled in a quiet cul-de-sac close to shopping, schools, and parks, this spacious home offers exceptional family living across four levels. The main level features a bright kitchen with eating area, a formal dining room, and a welcoming living room with large windows that fill the space with natural light. Convenient main-floor laundry and a 2-piece bath are located near the back entry. The first level hosts two comfortable bedrooms, a 4-piece bath, and a generous primary bedroom complete with a 3-piece ensuite. The third level includes a versatile storage or walk-in pantry area, a 3-piece bath, an additional bedroom, and a cozy family room—perfect for relaxation or entertaining. The fourth level provides a great games room and a large utility area with ample storage. Situated on a beautifully treed lot just under 12,000 sq. ft., the property includes a large garden area and an 8' x 20' deck ideal for outdoor enjoyment. Recent updates include windows, exterior doors, 30 year shingles, and stucco. Mechanical upgrades include two new furnaces (2024), two central air conditioners (2024), and a hot water tank (2023). The home also offers a single attached garage for added convenience.