

5801 40 Street
Lloydminster, Alberta

MLS # A2215559



\$369,900

Division:	Southridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,695 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: N/A

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!