

5913 41 Street
Lloydminster, Alberta

MLS # A2237609



\$349,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,036 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Storage, Vaulted Ceiling(s)		

Inclusions:	N/A
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This home is situated in a family friendly location with quick access to shopping, restaurants, parks and walking trails. Upon entering you'll be greeted by a large entrance which leads up to a bright living room with vaulted ceilings and flows into the eat-in kitchen with ample cabinets and countertop space. The kitchen has direct access to the private fully fenced yard. Down the hall you'll find a full bathroom and 2 bedrooms with the primary bedroom featuring double closets and an ensuite. The basement is fully finished with a large family room, 2 additional bedrooms, separate laundry room, storage and another bathroom. Nice big basement windows allow lots of natural light into this space. A double attached garage and all appliances included is a nice perk of this fantastic home package.