# \$364,999 - 5914 41 Street, Lloydminster

MLS® #A2223076

### \$364,999

4 Bedroom, 4.00 Bathroom, 1,065 sqft Residential on 0.13 Acres

West Lloydminster, Lloydminster, Alberta

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!

Built in 1995

#### **Essential Information**

MLS® # A2223076 Price \$364,999

Bedrooms 4

Bathrooms 4.00

Full Baths 3





Half Baths 1

Square Footage 1,065 Acres 0.13 Year Built 1995

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 5914 41 Street

Subdivision West Lloydminster

City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 2S2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Central Vacuum

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Refrigerator, Window Coverings, Range Hood

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 21st, 2025

Days on Market 153 Zoning R1

# **Listing Details**

Listing Office CENTURY 21 DRIVE



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