

# \$379,000 - 5107 41 Street, Lloydminster

MLS® #A2213211

**\$379,000**

6 Bedroom, 3.00 Bathroom, 1,782 sqft

Residential on 0.18 Acres

Southridge, Lloydminster, Alberta

A supersized executive home in a central location! This is a totally unique, custom built five level split with 3600 sq feet of total living space! Only steps from shopping, restaurants, conveniences, greenspaces and schools yet in a quiet cul-de-sac with no back neighbours and a super private, quiet and well treed back yard oasis – a perfect compromise! You are welcomed into a large foyer then massive living room prepared for any furniture arrangement and enhanced with redwood flooring and large metal clad windows surrounding you on two sides. The solid oak wood built-ins and three-sided gas fireplace present the way to the dining area and custom chefsâ€™™ kitchen. Here you find a functional space with solid oak cabinets, lots of countertop workspace with custom pull out shelves and large drawers for storage opportunities. A built-in oven, ceramic stove and the adjoining enclosed sunroom with BBQ's ventilation is great for all year-round food and family enjoyment! Parties should really be hosted in this space but this south facing sunroom would also be great for those with a green thumb who prefer a quiet indoor space to dig in the dirt – or perhaps you can do both! The kitchen has convenient solid wood pocket doors to add further privacy, sound reduction or traffic flow when entertaining (or perhaps corralling kids or pets). Six potential bedrooms plus a den and three bathrooms means you have room for a large or extended family where everyone will



still have their own private space. The primary bedroom features a walk-in closet and a spa like cedar hot tub area with bay window overlooking the mature rear yard and offering complete privacy. There is a four-piece bath and four other bedroom options on the second and third levels – these two floors have central A/C. All are nice sized rooms. The cozy fourth level family room features a wood burning fireplace with charming brick surround and nearby floor to ceiling built in oak bookcases for convenient storage, there is also a bedroom and three-piece bath on this level (with access to the under side of the hot tub). The basement has tile floors throughout, a massive family room with a wet bar, den and large laundry/storage/utility room. The roof was updated in 2018 with 30-year shingles. There is a double garage which is insulated as well as an included shed in the rear yard for additional storage. An immediate possession date is now available! Make your move!

Built in 1978

### **Essential Information**

MLS® #	A2213211
Price	\$379,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,782
Acres	0.18
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### **Community Information**

Address	5107 41 Street
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Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1P7

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Pantry, Storage, Closet Organizers, French Door, Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Private Entrance, Private Yard, BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Irregular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	118
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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