

# \$369,900 - 5904 40 Street, Lloydminster

MLS® #A2218892

**\$369,900**

4 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.14 Acres

Southridge, Lloydminster, Alberta

Welcome to this well-maintained 3-level split home built in 1993 featuring 4 spacious bedrooms and numerous updates throughout! Enjoy the convenience of a 24x28 heated garage with a second overhead door leading to a rear concrete padâ€”perfect for additional parking or workshop space. This fully fenced yard includes a two-tier deck with a gazebo, ideal for entertaining, along with two storage sheds for all your outdoor needs. Step inside to find updated vinyl flooring throughoutâ€”no carpet anywhere! The home boasts some newer windows, a newer furnace, hot water tank, shingles, and central A/C for year-round comfort. The bright and spacious kitchen has stylish backsplash that can be appreciated. This move-in ready home offers a blend of comfort, functionality, and outdoor spaceâ€”perfect for families or anyone who loves to entertain.

Built in 1993

## Essential Information

MLS® #	A2218892
Price	\$369,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.14
Year Built	1993



Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	5904 40 Street
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2K9

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 7th, 2025
Days on Market	1
Zoning	R1

### Listing Details

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