

# \$349,900 - 5725 40 Street, Lloydminster

MLS® #A2211298

**\$349,900**

4 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.14 Acres

Southridge, Lloydminster, Alberta

Welcome to this lovingly maintained 1,190 sq ft bungalow in the desirable Southridge neighborhood. With thoughtful updates and a functional layout, this home is perfect for a growing family or anyone looking for a comfortable, turnkey property.

Step inside to find a bright and welcoming main floor featuring all new windows, three spacious bedrooms, and a layout that balances open living with private retreat. The home also boasts new shingles and an oversized attached single garage, offering both peace of mind and everyday convenience.

Enjoy the privacy of a fully fenced backyard, complete with mature trees and a handy storage shed—ideal for kids, pets, or summer entertaining.

The fully finished basement provides even more space with a 4th bedroom, large rec room, and a separate games area—plenty of room to spread out and grow over the years.

Whether you're starting out or settling in, this move-in ready home is ready to welcome its next chapter.

Built in 1985

## Essential Information



MLS® #	A2211298
Price	\$349,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,190
Acres	0.14
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5725 40 Street
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2P4

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Other

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	68
Zoning	R1

**Listing Details**

Listing Office	2 PERCENT REALTY ELITE
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.