

5515 37 Street
Lloydminster, Alberta

MLS # A2219956

\$329,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Asphalt, Carport, Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Dry Bar, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Rebuilt from the foundation up in a mature Southridge location. This home sits on a solid 1976 concrete foundation, with everything above it completely rebuilt in 2007. Located on a quiet street within walking distance to Lloydminster Comprehensive High School and Anniversary Park, it offers a great blend of space, function, and long-term value. The main floor is open and bright with an easy-flow layout and lots of closet space. There are three bedrooms up—one currently used as a main floor laundry room for added convenience. The 3-season sunroom off the kitchen adds bonus living space - perfect for morning coffee or evening downtime. The primary bedroom includes a 2-piece ensuite. Downstairs, the family room features a dry bar and is plumbed for a future gas fireplace. One room could be used as a bedroom with a simple egress window insert change and there’s a 3-piece bathroom, second laundry hook-up, and plenty of storage throughout the basement. The yard is private and well-kept, with storage sheds, a carport, and a double detached garage—a rare combo in this area. This one checks a lot of boxes—quiet street, mature neighbourhood, modern rebuild, and room to grow.