

5725 40 Street
Lloydminster, Alberta

MLS # A2211298

\$367,499

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,190 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: NA

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.