

# \$379,900 - 5914 41 Street, Lloydminster

MLS® #A2223076

**\$379,900**

4 Bedroom, 4.00 Bathroom, 1,065 sqft

Residential on 0.13 Acres

West Lloydminster, Lloydminster, Alberta

Fantastic value! Here's a really nice 4 bed, 3 bath Alberta home in a great neighborhood! Backing onto green space means extra privacy and you'll love the beautiful yard which has a large patio/deck perfect for relaxing and a really cool water fall - electrically controlled from inside the home. The unique 4 level split layout means you get a nice living room, kitchen and dining area that lets you gaze into the lower family room, that comes complete with a real classy gas fireplace! Three bedrooms are upstairs along with 2 baths. The lower level includes the family room with lots of big windows, another bath and one more bedroom. Plus there's even a huge recreation room in the 4th level! The Poly B has been replaced, there's a newer hot water tank (2022) the furnace ducts were cleaned and the gas fireplace was serviced. (Nov. 2024) And if you have kids, the bus pickups are real close by. All this and central air conditioning, central vac, and even underground sprinklers. Check this one out today!

Built in 1995

## Essential Information

MLS® #	A2223076
Price	\$379,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,065
Acres	0.13
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	5914 41 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2S2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 21st, 2025  
Days on Market                1  
Zoning                              R1

**Listing Details**

Listing Office                    CENTURY 21 DRIVE

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