

# \$367,499 - 5725 40 Street, Lloydminster

MLS® #A2211298

**\$367,499**

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          | \$367,499   |
| 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 | 25               |
| Zoning         | R1               |

**Listing Details**

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

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