

# \$329,900 - 5515 37 Street, Lloydminster

MLS® #A2219956

**\$329,900**

3 Bedroom, 3.00 Bathroom, 1,087 sqft  
Residential on 0.17 Acres

Southridge, Lloydminster, Alberta

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.



Built in 1976

## Essential Information

MLS® #	A2219956
Price	\$329,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,087
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5515 37 Street
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 1J4

## Amenities

Parking Spaces	4
Parking	Asphalt, Double Garage Detached, Carport
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Vinyl Windows, Dry Bar
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	4
Zoning	R1

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
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