

\$299,900 - 5616 42 Street, Lloydminster

MLS® #A2149129

\$299,900

4 Bedroom, 3.00 Bathroom, 1,030 sqft

Residential on 0.19 Acres

Southridge, Lloydminster, Alberta

This is it! An extensively renovated, bright and spacious home with separate access to the basement for a separate legal unit with updated City approval, mother-in-law/extended family suite or a summer kitchen area.

Awesome street presence with new vinyl siding and stone feature, new exterior doors and windows, front street parking plus a double detached, insulated and heated garage (measuring 23'5 x 25'3) with rear alley access. The yard is fully fenced and landscaped with an east facing side deck, patio style back deck and an included storage shed. Inside you are welcomed to fresh paint, new vinyl plank flooring (no carpet home!), new stair railings, trim, doors, lighting, pot lighting and a gorgeous custom kitchen by Donâ€™s Custom Cabinetry. Tasteful tile backsplash, soft close cabinetry with built in features such as the broom, spice and garbage canister cabinets, silgranite sink and the included stainless steel appliance package. There are three bedrooms upstairs, the master features a two piece ensuite (which used to be the main floor laundry area and could be converted back) and a walk in closet. The other two four piece bathrooms up and downstairs have been fully updated as well with new soaker tubs and modern vanities. The basement â€™suiteâ€™ features its own generous sized kitchen with included fridge and stove, a cozy dining area, bright living room, supersized bedroom with massive walk-in closet, laundry/utility room and storage. The basement has forced air



heat shared with upstairs but also electric heat should you ever want the convenience of the completely separate heating sources. Opportunity presents and this feels like home - a move in ready space in the central Southridge neighbourhood location. Make your Move!

Built in 1973

Essential Information

MLS® #	A2149129
Price	\$299,900
Sold Price	\$292,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,030
Acres	0.19
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	5616 42 Street
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0A3

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Leased, Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Electric, Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	August 13th, 2024
Days on Market	32
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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