

# \$449,900 - 5308 37 Street, Lloydminster

MLS® #A2212762

**\$449,900**

5 Bedroom, 4.00 Bathroom, 2,628 sqft  
Residential on 0.22 Acres

Southridge, Lloydminster, Alberta

Welcome to a truly rare offering in Southridge—an architectural gem boasting over 2,600 sq ft of thoughtfully designed living space, set on a massive, ultra-private lot that backs directly onto a serene park.

From the moment you arrive, this home makes a lasting impression. Enter through grand double doors into a stunning two-story foyer, where your eye is immediately drawn to the dramatic floor-to-ceiling brick fireplace—a striking centerpiece that sets the tone for the entire home.

The main level offers a perfect blend of elegance and function with a formal living room, dedicated dining room, spacious family room, and a well-appointed kitchen—all designed for both everyday comfort and unforgettable entertaining.

Upstairs, the primary retreat is nothing short of a showstopper. Vaulted ceilings, a cozy electric fireplace, and a luxurious clawfoot tub create a peaceful escape you™ll never want to leave. The upper level currently features two generous bedrooms, a rope-accented bath, and a large bonus room that could easily be converted into a third bedroom if desired.

Downstairs, the fully finished basement provides two additional bedrooms and another comfortable family room, offering flexible living



options for guests, teens, or multi-generational needs.

Completing the package is a spacious double attached garage—perfect for added convenience and storage.

If you have an eye for design and a love for architectural detail, this is your opportunity to own a home that’s as unique as it is beautiful. Homes of this caliber, with this level of privacy and park access, don’t come along often—schedule your private showing today.

Built in 1979

### Essential Information

MLS® #	A2212762
Price	\$449,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,628
Acres	0.22
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	5308 37 Street
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V1T9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY ELITE
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