



5613 37 Street
Lloydminster, Alberta

MLS # A2317835



\$669,900

Division:	Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

This one of a kind two-storey home is truly something special. This well cared for one owner home was built by Nelson Homes, it sits on two full lots with what feels like a private park for a backyard an oasis designed immense privacy complete with a brick patio, two gardens, apple trees and its own private well for watering. It is immersed in trees and mature surroundings. Extensively renovated and thoughtfully updated, the home features newer siding, windows, and shingles, new furnaces in 2024, wrapped in stryo insulation for efficiency and a new hot water tank and central ac offering both peace of mind and long-term value. As you enter the home you are immersed with natural light with the abundance of windows throughout. The bright white kitchen is both timeless and functional, featuring granite countertops, a massive pantry, upgraded flooring, and all new appliances. Character and warmth are woven into the design with wainscoting, exposed wood beams, and a brick gas fireplace that anchors the main living space. The upper level offers an impressive primary suite with a massive walk-in closet and a beautifully modernized ensuite, upper laundry, along with two large bedrooms and a spacious, fully renovated main bathroom. The basement is in mint condition and built for entertaining, complete with a wet bar, expansive living space with a dedicated dance floor, a fully renovated bathroom, and a massive bedroom. This is a home that stands apart it is well appointed and loved and well cared for with beautiful updates it is full of character, and set on an incredible property . Truly one of a kind.