

\$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	Carport, Double Garage Detached, Asphalt
# 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	2
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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