

# \$234,922 - 5632 42 Street, Lloydminster

MLS® #A2243787

**\$234,922**

4 Bedroom, 2.00 Bathroom, 918 sqft

Residential on 0.08 Acres

Southridge, Lloydminster, Alberta

Welcome home to this extensively renovated half duplex offering modern comfort and stylish upgrades throughout. Upon entry, you'll find plush new carpeting and durable vinyl plank flooring complemented by fresh paint, new trim, updated hardware, and LED lighting. The main floor features a cozy living area and all new kitchen with bright white cabinetry, new countertops, tile backsplash, and sleek stainless steel appliance package including dishwasher. Upstairs hosts three bedrooms with the spacious primary measuring 14' x 10' and a refreshed 4-piece bathroom. The fully finished basement continues the high-quality finishes with a fourth bedroom, a den/flex space and 3-piece bathroom with a laundry area. Outside, the fully fenced yard is ready for entertaining on the 12' x 16' deck and spending time with family and pets. Located at the back of the property is a brand-new 10'x10' shed and extra parking for 2 vehicles. Recent upgrades include all new flooring, lighting, hardware, trim, paint, 100-amp electrical service, kitchen and appliances, interior doors, new deck and fencing. This move-in ready property is available for quick possession—book your showing today before it's gone!

Built in 1970

## Essential Information

MLS® #

A2243787



|                |                        |
|----------------|------------------------|
| Price          | \$234,922              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 918                    |
| Acres          | 0.08                   |
| Year Built     | 1970                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5632 42 Street |
| Subdivision | Southridge     |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2W7        |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 3                              |
| Parking        | Off Street, Parking Pad, Stall |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Laminate Counters, Vinyl Windows, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air                                                                   |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | None                                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                    |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 17              |
| Zoning         | R4              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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