

\$674,800 - 1066 Alice Birch Point N, Lethbridge

MLS® #A2086780

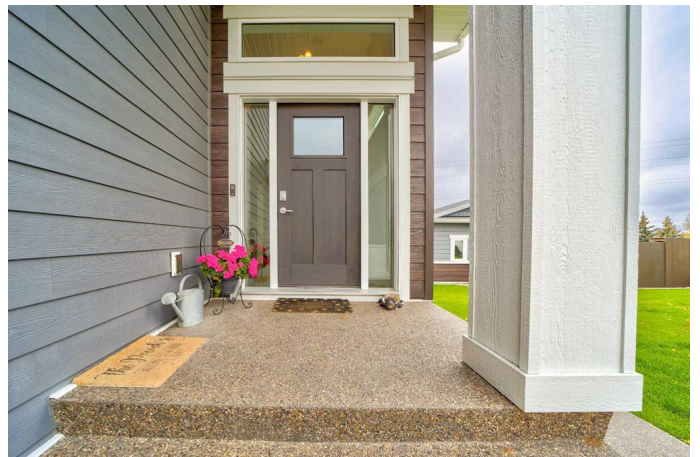
\$674,800

4 Bedroom, 3.00 Bathroom, 1,566 sqft

Residential on 0.20 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Welcome to 1066 Alice Birch Point North with COULEE VIEWS, unbelievable outdoors spaces and additional detached bonus space that is limited to only your imagination! This custom built 4 bedroom, 4 bathroom Stranville Living Bi-level is an entertainers dream. It is located in one of the most desirable north side locations with only one direct neighbour, and panoramic coulee view including the famous High Level Bridge outside your living room window. This home was built by and for someone in the construction industry and no detail was left unattended. The list of features and upgrades include: - [] Hardie Board exterior siding - [] Three season Suncoast fully enclosed sunroom - [] Maintenance free vinyl decking and composite stairs on exterior two tiered deck - [] Professionally landscaped with self sustaining perennial flower bed and trees and 120 foot board walk - [] Underground sprinklers - front and back - [] Built in under deck storage shed - [] Built in covered dog kennel - [] Backs onto coulee steps away from two dog parks and Alexander Wilderness Park and river bottom - [] Permanent, programable outdoor lighting (Christmas lights) - [] Air conditioning - [] High efficiency furnace and tankless hot water on demand - [] Vaulted entryway with porcelain tiles and custom bench and hooks - [] Custom build Gourmet Adora kitchen with 8 foot island featuring Calcutta taj quartz countertop - [] High end appliances including gas stove and 5 foot fridge/freezer combo - [] Soft close



cupboards/built in pantry/wine rack - [] Hunter Douglas top down bottom up window coverings - [] 10 foot wide dual slide patio doors - [] Smart features including Ring doorbells, security cameras, and motion lights, Ecobee thermostats, and smart lights and switches throughout - [] Gas fireplace with custom shelves and brick - [] Private primary suite on its own level above garage features, Tray ceiling and Built in office space - [] Full Ensuite with 6 foot soaker tub, five foot shower, vanity with dual sinks separated by tower cabinet and separate water closet - [] Huge walk in closet with in closet laundry - [] Central vac with toe sweeps on each level - [] In-stairs lighting - [] Bright fully developed walkout basement with two good sized bedroom and a five piece bath with dual vanity and separate toilet/shower. - [] Main laundry/mechanical room and ample under stairs storage. - [] Bonus 22x22 fully finished additional structure with washroom and bar sink and fridge. 220 power, gas line and electric heat - [] Custom fire pit area and tiki bar. This is a must see property as there are too many details to list and a unique one of a kind property for its location and layout.

Built in 2018

Essential Information

MLS® #	A2086780
Price	\$674,800
Sold Price	\$655,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,566
Acres	0.20
Year Built	2018
Type	Residential

Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1066 Alice Birch Point N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7B9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Beamed Ceilings, Built-in Features, High Ceilings, Quartz Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Great Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Dog Run, Fire Pit, Kennel, Lighting
Lot Description	Cul-De-Sac, Landscaped, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2023
Date Sold	January 17th, 2024
Days on Market	92
Zoning	R-L

HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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