

\$735,000 - 1511 10a Avenue S, Lethbridge

MLS® #A2099833

\$735,000

3 Bedroom, 4.00 Bathroom, 2,280 sqft
Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

Welcome to a realm where opulence meets the untamed beauty of Gyro Park, meticulously crafted by SUNCO Developments. This residence isn't just a home; it's a testament to excellence, a masterpiece in the heart of Lethbridge.

Behold the awe-inspiring panoramic views streaming through floor-to-ceiling windows, a design marvel that not only bathes each room in natural light but also seamlessly integrates your living space with Gyro Park's captivating allure. It's more than a property; it's a triumph of strategic vision.

Descend to the lower level—a haven of practical elegance. A family/games room, a versatile den, a convenient 3 pc bath, a spacious laundry room, and ample storage—all meticulously curated for functional luxury.

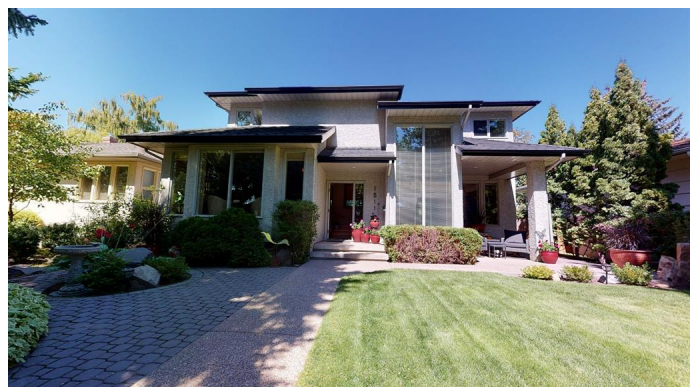
Location matters, and this property astutely positioned on Gyro Park speaks volumes. Imagine the magnetic pull for growing families, savvy retirees, and outdoor enthusiasts; but that's not all—this prime location brings you close to the hospital, schools, restaurants, and shopping—a seamless blend of serenity and convenience; it's not just a residence, it's a coveted destination.

Wake up to the rhythmic dance of leaves, savor your morning brew with Gyro Park as your private backdrop, and revel in a home where nature isn't just a view but an integral part of your lifestyle.

The garage, larger than your typical



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double-wide, discreetly located at the back, ensures an uninterrupted view of the beautiful park from the front rooms on the main level. It's not just a parking space; it's a haven for handymen with extensive storage and a long workbench stretching from end to end—an expansive workspace for any project.

Enter through the inviting front entry—a bright, spacious, and welcoming atmosphere for family and guests alike, adorned with a vaulted ceiling and thoughtfully placed windows.

The heartbeat of this home is the judiciously positioned open kitchen. It brings the chef into the heart of every celebration, whether it's a cozy family dinner, a lively gathering of friends, or a festive party. The thoughtful layout allows the main floor to seamlessly envelop the kitchen, enabling guests to wander freely.

Picture the living room with its park-facing view, the intimate den featuring vaulted ceilings and a toasty fireplace, and not one, but two dining areas—all adorned with floor-to-ceiling windows that capture the scenic beauty of both the front and back yards, complete with dual patios.

The grandeur extends to the master bedroom—a spacious retreat with a view of the park and a cozy sitting area for the family's avid reader. Adjacent is the ensuite, featuring a jacuzzi tub and shower, complemented by a large window that bathes the room in natural light, adding an extra touch of openness.

This residence isn't just a home; it's a symphony of thoughtful design, a melody of comfort, and a crescendo of elegance. Your dream lifestyle awaits—seize the opportunity today. Contact your favorite Realtor today and turn this vision into your reality!

Built in 1989

Essential Information

MLS® #	A2099833
Price	\$735,000
Sold Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1511 10a Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0E7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, French Door, Jetted Tub, Open Floorplan, See Remarks, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Underground Sprinklers, See Remarks
Roof	Rubber
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	January 4th, 2024
Date Sold	May 1st, 2024
Days on Market	118
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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