

\$789,000 - 1276 5 Avenue S, Lethbridge

MLS® #A2110608

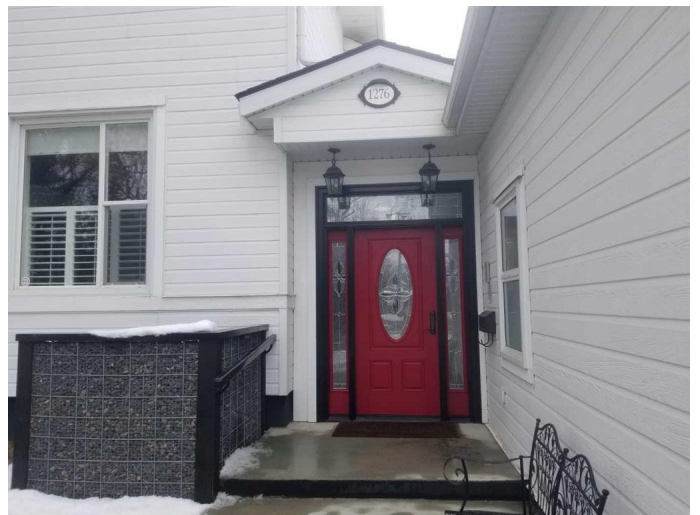
\$789,000

6 Bedroom, 7.00 Bathroom, 4,382 sqft

Residential on 0.24 Acres

London Road, Lethbridge, Alberta

Here is a rare opportunity to own a one of a kind home in London Road. This stately, two and a half storey home with legal, secondary suite stands so graciously on its pristine, well designed and beautifully landscaped 75 x 139 foot lot!. This 1911 home has lots of Lethbridge history and comes fully developed and extensively renovated from top to bottom including an addition using quality building selections in this makeover. The main house is a spacious bungalow floorplan featuring huge primary bedroom, with a his & hers separate ensuite (a smart idea) and includes a washer/dryer for convenience too! The front foyer is open to a studio/den space, a classy, two piece powder bathroom, and entries to his & her garages. The kitchen is modern with an abundance of white cabinets, pullouts, and pantry space, working island and updated stainless steel appliances. Across from the kitchen is the formal dining room that had entertained many special guests over the years and could easily be converted into another large main floor bedroom if required. The living room is so spacious that a dining table or grand piano still leaves plenty of room for the rest of the furniture in this impressive room with featured gas fireplace. Another exquisite room is the Sunroom. An abundance of light cascades through the windows, and the surrounding views of the beautifully landscaped grounds will make this your favorite room. The back door from the sunroom leads right out to the patio areas.



Designed with two staircases leads to both sides of the fully developed basement is very clever. The flex room was used as gym, office & hobby room as it has 4 nice windows giving tons of natural light.. The basement has a fun recreation space with a wet bar, featured brick wall, ideal for movie watching, another bedroom, and cool 3 piece bathroom with claw tub. The mechanical room has two, Energy Star, high efficiency modulating condensing boilers for heating the entire house, two hot water tanks (replaced in Jan 2022) and another washer, dryer including lots of storage spaces.. The secondary legal suite includes a total of 4 bedrooms, ensuite bathroom plus 2 other bathrooms, similar kitchen to the main floor, spacious living room with door to upper deck, laundry, and storage spaces. It is rented for \$1650.00 per month plus utilities. I would describe the overall design of this home as Timeless, whether you love to display antiques or if your style is ultra modern, both styles would be amazing in this turn of the century one of a kind home. It is like two houses under one roof with a lot of space for two families to enjoy. Perhaps having an income from this beautiful home is also a bonus feature. Such a versatile home for lots of reasons!!

Built in 1911

Essential Information

MLS® #	A2110608
Price	\$789,000
Sold Price	\$740,000
Bedrooms	6
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,382
Acres	0.24

Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	1276 5 Avenue S
Subdivision	London Road
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0V5

Amenities

Parking Spaces	5
Parking	Alley Access, Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Rear, Insulated, Off Street, On Street, Parking Pad, Rear Drive, Single Garage Attached, Single Garage Detached

Interior

Interior Features	Central Vacuum, Chandelier, Crown Molding, Kitchen Island, Natural Woodwork, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Disposal, Garage Control(s), Garburator, Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler, ENERGY STAR Qualified Equipment, Fireplace(s), Hot Water, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Sun Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, City Lot, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete, Wood Frame
Foundation	Brick/Mortar, Combination

Additional Information

Date Listed	March 31st, 2024
Date Sold	June 18th, 2024
Days on Market	77
Zoning	R-L (L)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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