

\$999,900 - 2807 48 Avenue S, Lethbridge

MLS® #A2111618

\$999,900

4 Bedroom, 3.00 Bathroom, 2,092 sqft

Residential on 0.72 Acres

Southridge, Lethbridge, Alberta

"Country" meets Urban is the setting you will appreciate living in this quality built, walk-out Bungalow!! The sights and sounds of nature that come from coulee landscape to the evening lights from the city scape is one of the many desirable features of this address!! This grand home features over 2000 sq of main floor living starting from the moment you enter the grand foyer. There is a formal dining room and/or flex room depending on your families needs. The heart of this home is truly the "country sized". Kitchen. There's an abundance of cabinets, tons of counterspace, great lighting, and a perfect kitchen island !!. The everyday meals are enjoyed at the table in the eat in kitchen while taking advantage of spectacular views from wildlife nature and coulees! Convenient access to the rear sun deck for outdoor relaxing and easy barbecuing The great room has towering ceilings, 3 sided fireplace, and strategically placed windows designed to maximize the entire back of the property. The main floor includes the convenience of a laundry/mudroom combination .The primary bedroom is the perfect size 15' x 19'6 featuring well designed ensuite with separate shower, jetted tub and a walk in closet. The primary bedroom captures the coulee views too! Down the hall features a good sized 2nd bedroom, with access to the main 4 piece bathroom. If an oversized, heated TRIPLE garage with 220 wiring, workbench, and having outside parking for 8 vehicles and



an RV is on your wish list then you will not be disappointed! The open staircase leads to the walk out lower level family room featuring smart set up for entertaining with plenty of room for movie watching, card games and spot for the pool table. . Check out the size of this bar! The wood burning fireplace with actual blower heats the entire space. Two more bedrooms, and a 4 piece bathroom adds to this fully developed basement. Enjoy the covered patio, lower deck that is nicely sheltered and wired for future hot tub. The storage room will not disappoint and no reason to get rid of all your treasures! The mechanical room has 2 forced air furnaces with air exchangers (regularly serviced) recently replaced hot water tank ,extra storage and controls for the complete underground sprinkler system There is concrete lawn curbing all around the property with maintenance free fencing and mature landscaping. . The shingles were replaced in 2015. This home is immaculate and move in ready condition. Great value here!!

Built in 2001

Essential Information

MLS® #	A2111618
Price	\$999,900
Sold Price	\$999,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,092
Acres	0.72
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2807 48 Avenue S
Subdivision	Southridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7B3

Amenities

Utilities	Garbage Collection
Parking Spaces	9
Parking	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Multiple Driveways, Off Street, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Gas Water Heater, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Family Room, Gas, Glass Doors, Great Room, Mantle, Masonry, Mixed, Three-Sided, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Backs on to Park/Green Space, Conservation, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Underground Sprinklers, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2024
Date Sold	March 28th, 2024
Days on Market	17
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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