

\$899,000 - 1107 16 Street S, Lethbridge

MLS® #A2113314

\$899,000

3 Bedroom, 3.00 Bathroom, 1,847 sqft

Residential on 0.11 Acres

Victoria Park, Lethbridge, Alberta

1107 16 St S is a real gem on Gyro Park! The main floor living areas are nothing shy of spectacular, bathed in natural light with soaring 20'™ ceilings and rich with architectural detail including a floor to ceiling central fireplace. Custom designed by Doug Bergan to accommodate every mood, there is a seamless transition from living room to sunroom, from family room to garden room, all taking advantage of the views of Gyro Park or the warmth of the southern sun. The sleek, modern kitchen boasts high end appliances (including gas cooktop and built in double ovens) quartz counters, and contemporary European cabinetry. Convenient off the kitchen, the dining room enjoys a park view, and the living room and sun room share the see through fireplace. The upper loft is special, featuring not just the master suite (with ample closets and a spacious ensuite with walk in shower and soaker tub), but a fully furnished office/work station overlooking the main floor, plus a laundry room. The 3rd level features a bright family room with built-in entertainment centre, a large second bedroom and 4 piece bath. A few steps up is the garden/flex room, warmed with in floor heating and providing lots of storage, another work station, and access to the southern patio. It also serves as the garage entrance. Downstairs is the wine/craft room, complete with sink and cabinets, a 3rd bedroom with 3 piece ensuite, a flex space, the mechanical room, and lots of storage. The grounds are beautifully fenced and



landscaped, including a private paving stone patio. Over 3300ft² of developed living space with a total of 3 bedrooms and 3 full baths, this home is available complete with all the window coverings, Jenn-Aire fridge, Miele dishwasher, Miele gas cooktop and double ovens, custom hood fan, Bloomberg washer and dryer, patio awning, and garage door opener and controls. Built by Bezooyen Homes using the finest materials and carefully crafted finishes. There also is an abundance of built in cabinets and storage units included throughout the home.

Built in 2014

Essential Information

MLS® #	A2113314
Price	\$899,000
Sold Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,847
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	1107 16 Street S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1X4

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 6th, 2024
Days on Market	5
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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