

\$475,000 - 3906 Nipigon Road S, Lethbridge

MLS® #A2121645

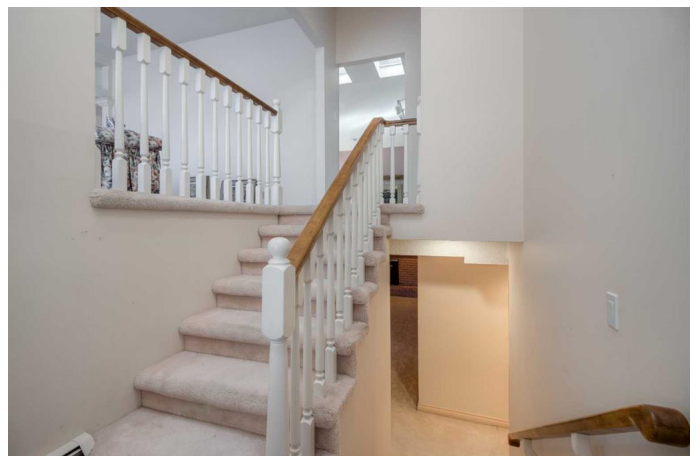
\$475,000

3 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.16 Acres

Lakeview, Lethbridge, Alberta

Welcome to this meticulously maintained sprawling bungalow, embodying timeless charm and contemporary comfort. Upon entry, you're greeted by an inviting expanse of space on the main floor, where natural light dances through large windows. The spacious living room seamlessly flows into a formal dining area, perfect for hosting gatherings. A cozy family room, complete with a fireplace, transitions gracefully into the kitchen and breakfast nook, creating a hub for daily life and entertaining. Adjacent to the kitchen, a delightful sunroom beckons, offering a tranquil retreat bathed in sunlight and connected to the main floor's ambiance. The primary bedroom suite has been thoughtfully expanded, boasting a generously sized bedroom, ensuite bathroom, and ample closet space. Indulge in relaxation in the corner jet tub, creating your private oasis within this serene abode. Descend to the lower level, where an expansive rec room awaits, featuring a second fireplace and a convenient wet bar, ideal for hosting game nights or cozy evenings in. Two spacious bedrooms downstairs provide ample accommodation for guests or family members, complemented by a full bathroom, laundry facilities, and even a sauna for luxurious rejuvenation. Outside, the home is enveloped by beautiful landscaping, with a rear deck and patio offering the perfect setting for outdoor enjoyment and al fresco dining. A private patio in the front adds a charming touch to the exterior, completing the allure of this



exceptional property. Whether you're seeking a serene retreat or a space for lively gatherings, this home offers the perfect blend of comfort, style, and functionality.

Built in 1975

Essential Information

MLS® #	A2121645
Price	\$475,000
Sold Price	\$460,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,804
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3906 Nipigon Road S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3Y3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings

Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped
Roof	Tar/Gravel
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	May 21st, 2024
Days on Market	41
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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