

\$689,000 - 2811 35 Avenue S, Lethbridge

MLS® #A2123394

\$689,000

4 Bedroom, 3.00 Bathroom, 1,625 sqft

Residential on 0.18 Acres

N/A, Lethbridge, Alberta

Welcome to COULEE RIDGE ESTATES, South Lethbridge! Executive "ORLANDO" BUILT BUNGALOW close to the COULEES with access to the bike/hiking paths that combine the city. Enjoy the front patio to meet your neighbours. THE WOW is the proximity to the southside COSTCO/WALMART/Home depot-shopping corridor. Over 3200sq ft of full development space available. MAINFLOOR LAUNDRY right off the drywalled good size DOUBLE ATTACHED GARAGE. 4 bedrooms and 3 bathrooms plus an office. Why the praise of Orlando construction? Orlando was a high quality expert builder and you will see this in this fine CULDESAC construction home. Hardwood/tile floors throughout the main floor, and office right off the front door if you work from home or want a private den. Vaulted ceilings with 2 skylights, granite countertops, stainless steel appliances (included) jetted tub in master suite and walk-in closet. Open floor plan. Note the cabinet quality and its design. Superior quality wood doors and woodwork. 2 fireplaces. Raised bar in the kitchen with the included bar stools as well as matching dining set. Off the kitchen to the back yard there is access to a large Trex patio/deck with gas line for the barbeque. Note the glass railing and wind shelter and all the foliage to really make PRIVACY a norm and not an exception. Underground sprinklers with timer system, conduit access for future 220 wiring for hot-tub. High end quality fencing and concrete work. Yes-even a large (approx 10x14) shed.



Central a/c and home security. Central vacuum system with attachments. Back downstairs Games table stays with the house and of course a full wet bar, Big enough and doable for multi-generational living if desired. 2 bedrooms and full bath downstairs. Updated H2O tank and higher efficiency furnace. Roof shingles also replaced so you should be trouble free for years. Quality PELLA WINDOWS throughout the home. Possession is negotiable so let us know your wishes. Easy to show so do not hesitate to book your appointment.

Built in 2002

Essential Information

MLS® #	A2123394
Price	\$689,000
Sold Price	\$670,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,625
Acres	0.18
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2811 35 Avenue S
Subdivision	N/A
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7V3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Range, Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Underground Sprinklers, Paved, Private, Secluded
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	June 17th, 2024
Days on Market	59
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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