

\$434,900 - 916 Mayor Magrath Drive S, Lethbridge

MLS® #A2123933

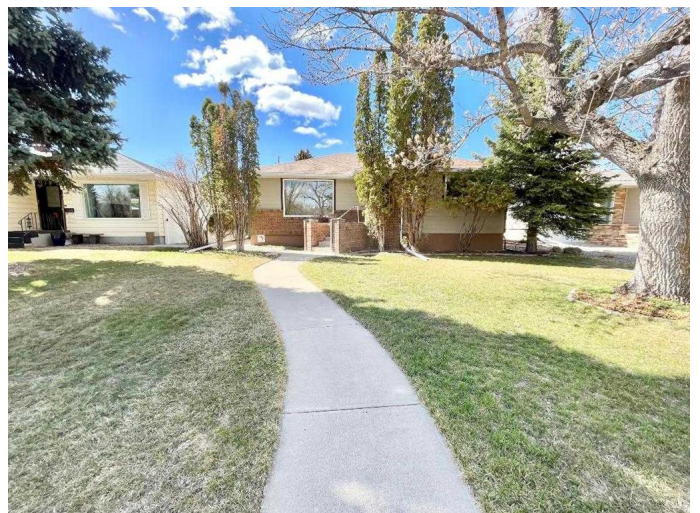
\$434,900

4 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

LOCATION, LOCATION, LOCATION!! Not only is this east facing 3+1 bedroom, 2 bathroom raised bungalow directly across from Nikka Yuko & Henderson Lake Park, making the views great, but there are also no neighbours across the street to block the view!!! You can be on your evening walk around the lake in literally 3 minutes, if the traffic light cooperates! Through the front door, youâ€™ll find a bright and sunny 13x17 living room, grounded by a classic white brick hearth and beautiful, maple hardwood floors, giving you plenty of space for family gatherings. The sprawling white kitchen and dining area features an amazing amount of counter space, and boasts a large butlerâ€™s pantry for all those small kitchen appliances and stocks of your favourite culinary staples. Down the hall youâ€™ll find your large primary bedroom and your main bathroom, and two more bedrooms for â€œthe littles,â€• if you have them. Downstairs youâ€™ll find an absolutely massive family room with a cozy stone faced fireplace. The family room is SO big, You could throw up a couple of walls to create a fifth bedroom and STILL have a huge family room! Downstairs also features a fourth bedroom, second bathroom, and laundry room. Did we mention central air conditioning? Yes, this home has that as well, and itâ€™s only 4 years old! The roof was re-shingled in 2017, the furnace was replaced in 2014, so all the big ticket items are already taken care of for you! Letâ€™s head outside! Step out the



kitchen door onto your huge 13x22 low maintenance deck to enjoy the sunshine as you entertain friends and family at your summer BBQ parties. Step off the deck to your low maintenance yard, with only a small patch of grass to mow, and zero maintenance fencing. There's also a huge 24x26 HEATED DOUBLE GARAGE, with new insulated garage doors (2020), and a massive, easily accessible LOFT for extra storage - PLUS a double parking pad out back for all your seasonal motorized toys! Quick possession is available, so you can just move in and get ready to enjoy your summer just steps away from the lake! This home has so much to offer, call your realtor and have a look today!!

Built in 1954

Essential Information

MLS® #	A2123933
Price	\$434,900
Sold Price	\$427,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	916 Mayor Magrath Drive S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1J 3M5

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	July 2nd, 2024
Days on Market	76
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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