

\$549,900 - 4561 25 Avenue S, Lethbridge

MLS® #A2125188

\$549,900

3 Bedroom, 3.00 Bathroom, 1,655 sqft

Residential on 0.12 Acres

Fairmont, Lethbridge, Alberta

Welcome to the epitome of luxury living in the coveted community of Southbrook, where Stranville Living Master Builder presents the exquisite Westhill floor plan—a testament to modern elegance and functionality. Nestled within the heart of Southbrook, this brand-new home boasts over 1600 square feet of meticulously crafted living space, thoughtfully designed to exceed the expectations of even the most discerning homeowner. Step inside to discover a culinary oasis in the form of a high-end kitchen adorned with paneled (hidden) appliances, where gourmet creations come to life amidst sleek surfaces and premium finishes. Entertain with ease in the expansive open-concept main floor, illuminated by an abundance of natural light pouring through large rear-facing windows, offering picturesque views of your generously sized pie-shaped lot. Ascend to the second level and indulge in the versatility of a sprawling bonus/flex room, perfect for creating your own personal cinema experience or cultivating your fitness pursuits—truly a space limited only by your imagination.

Accompanying this are two additional bedrooms and a luxurious 4-piece bathroom, ensuring ample space for family or guests.

Retreat to the sanctuary of the primary bedroom, where opulence meets tranquility.

Pamper yourself in the sprawling 11-foot-long walk-in closet, providing an abundance of storage for your wardrobe essentials.

Adjacent, discover the epitome of relaxation in



the lavish 4-piece ensuite, boasting a tiled walk-in shower and dual vanitiesâ€”a serene escape from the hustle and bustle of daily life. With its bright yet warm finishes, sophisticated design, and unparalleled attention to detail, this Stranville Living masterpiece is more than just a homeâ€”it's a sanctuary where luxury meets lifestyle.

Built in 2024

Essential Information

MLS® #	A2125188
Price	\$549,900
Sold Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4561 25 Avenue S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8K5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Induction Cooktop, Microwave, Oven, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	June 6th, 2024
Days on Market	44
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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