

\$469,900 - 1711 Lakehill Crescent S, Lethbridge

MLS® #A2131020

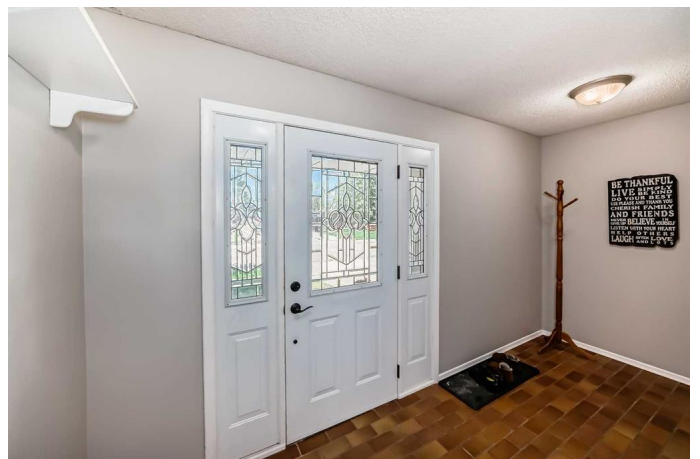
\$469,900

5 Bedroom, 4.00 Bathroom, 1,938 sqft

Residential on 0.14 Acres

Lakeview, Lethbridge, Alberta

Your dream home awaits! Nestled in a PRIME Southside location close to all amenities, this exceptional property boasts a layout designed for family living at its finest. Rarely do true FAMILY Homes like this grace the market in this sought-after area, and it's easy to see why. Offering a serene and peaceful atmosphere, it's the perfect setting to create lasting memories with your loved ones. This one-of-a-kind 5-bedroom, 4-bathroom 2-storey residence features a large front entrance, plenty of built-ins, main floor laundry, and not one, but two spacious family rooms complete with gas and wood-burning fireplaces. Hosting gatherings is effortless in the open kitchen-dining combo, while relaxation awaits in the living room adorned with lofty vaulted ceilings. Retreat to the expansive Master Bedroom featuring an En-suite and a private deck overlooking the backyard oasis. Step outside to discover a large covered side yard deck, a great backyard with playhouse for the kids, and a cozy firepit area, perfect for outdoor gatherings. Parking is a breeze with space for up to 6 cars and an RV pad at the rear. Plus, essential updates have been attended to, including a replaced furnace (2002), re-shingled roof (2014), new hot water tank (2019), furnace duct cleaning (2021), A/C servicing (2021), and installation of a UV purifier on the furnace (2021). While a little tender loving care maybe needed for your own personal tastes, it's a testament to the cherished memories created by the current



owners. Don't miss out on this incredible opportunity to make this house your forever home. As Mr. Rogers famously said, "Won't you be my neighbor?" Schedule a showing today with your Realtor!

Built in 1975

Essential Information

MLS® #	A2131020
Price	\$469,900
Sold Price	\$469,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,938
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	1711 Lakehill Crescent S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3R2

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, On Street, Oversized

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Separate
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	Entrance, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Masonry, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 12th, 2024
Date Sold	June 7th, 2024
Days on Market	25
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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