

\$395,000 - 1012 Fern Crescent S, Lethbridge

MLS® #A2140872

\$395,000

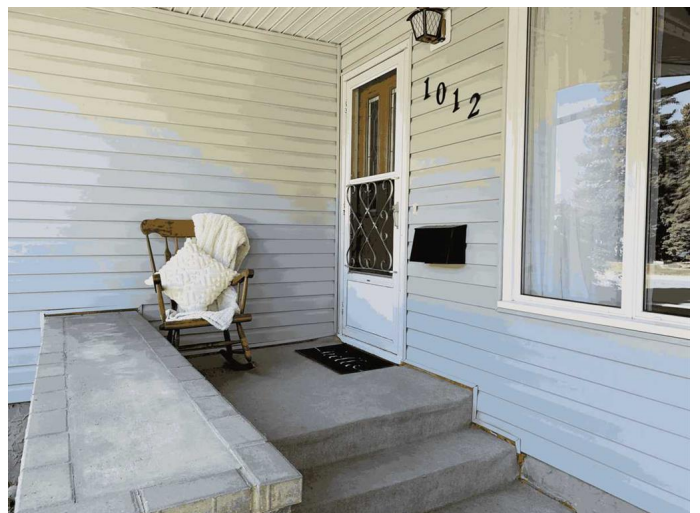
5 Bedroom, 2.00 Bathroom, 1,246 sqft

Residential on 0.15 Acres

Lakeview, Lethbridge, Alberta

For more information, please click on Brochure button below.

Welcome to this beautiful 1246 Sq ft. single-family home nestled in the serene Lakeview neighborhood. Boasts 3 bedrooms on the main floor with an additional 2 bedrooms in the basement. The property features brand-new amenities, including furnace, A/C, humidifier, stove, fridge, OTR microwave, dishwasher, washer, and dryer. Enjoy the convenience of a built-in deep freeze and a newly renovated laundry room with extensive storage space. Step outside to the expansive yard, fully grassed and complete with a covered pergola and fire pit, ideal for outdoor entertaining or simply unwinding after a long day. The covered porch offers a cozy spot to enjoy a morning coffee or watch the sunset. Parking is a breeze with a carport equipped with a gas line, offering the potential for a future garage conversion. Additional storage is available with a built-in shed. Inside, you'll find fully restored White Oak Hardwood flooring throughout the upstairs, with the newer vinyl plank in the bathrooms and kitchen and brand-new contemporary vinyl flooring on the landing and stairs. The entire home has been freshly painted, and new window coverings add a touch of elegance throughout. Conveniently located across the road from Henderson Lake Golf Course, enjoy easy access to recreational activities and breathtaking views. Situated on a quiet crescent, this home offers both



tranquility and convenience. Don't miss out on the opportunity! One of a kind beautiful home!

Built in 1956

Essential Information

MLS® #	A2140872
Price	\$395,000
Sold Price	\$380,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,246
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1012 Fern Crescent S
Subdivision	Lakeview
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2W3

Amenities

Parking Spaces	5
Parking	Attached Carport, Parking Pad

Interior

Interior Features	Natural Woodwork, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows
Appliances	Built-In Electric Range, Built-In Freezer, Built-In Refrigerator, Dishwasher, Electric Water Heater, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Humidifier, Microwave, Water Softener, Window Coverings

Heating	Central, High Efficiency, ENERGY STAR Qualified Equipment, Floor Furnace, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Covered Courtyard, Fire Pit, Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Level, On Golf Course, Private
Roof	Tar/Gravel
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	July 27th, 2024
Days on Market	45
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Easy List Realty
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