

# \$429,000 - 6 Larkspur Road N, Lethbridge

MLS® #A2146855

**\$429,000**

5 Bedroom, 4.00 Bathroom, 1,604 sqft

Residential on 0.13 Acres

Park Meadows, Lethbridge, Alberta

Beautiful big family home on a huge corner lot!

There have been tons of updates on this 1600+ sqft 2 storey home with 5 bedrooms and 4 bathrooms. The list of updates covers all the major items: New shingles, new windows, new flooring, new furnace & hot water tank, Central A/C and the new bathroom in the Basement. Pull up to the nicely landscaped front yard with a unique wood carved sculpture to greet you. The living room is bright with big windows and it features an amazing eat up bar joining the kitchen and living area for those big family gatherings. The dining area features a built in bench that fits a large table. Lots of prep space in the kitchen as well. The main floor is completed with a guest washroom and access to the single attached garage. Upstairs you'll find 3 bedrooms including the massive Primary bedroom that spans the width of the house and also has an ensuite. The basement has a great big family room, 2 more bedrooms as well as a Brand New Bathroom! Your yard is private with underground sprinklers and has a nice deck, space for a garden and RV parking!

Also features central Vacuum! Lot's of great features for your new home!

Built in 1973

## Essential Information

MLS® # A2146855

Price \$429,000



|                |             |
|----------------|-------------|
| Sold Price     | \$425,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,604       |
| Acres          | 0.13        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6 Larkspur Road N |
| Subdivision | Park Meadows      |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1H 4J5           |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 3                                         |
| Parking        | Concrete Driveway, Single Garage Attached |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | Central Air                                                                     |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 5th, 2024  
Date Sold                        October 2nd, 2024  
Days on Market                89  
Zoning                            R-L  
HOA Fees                        0.00

**Listing Details**

Listing Office                    Real Estate Centre - Lethbridge

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