

\$1,349,000 - 2813 Southridge Road S, Lethbridge

MLS® #A2168985

\$1,349,000

4 Bedroom, 3.00 Bathroom, 2,383 sqft

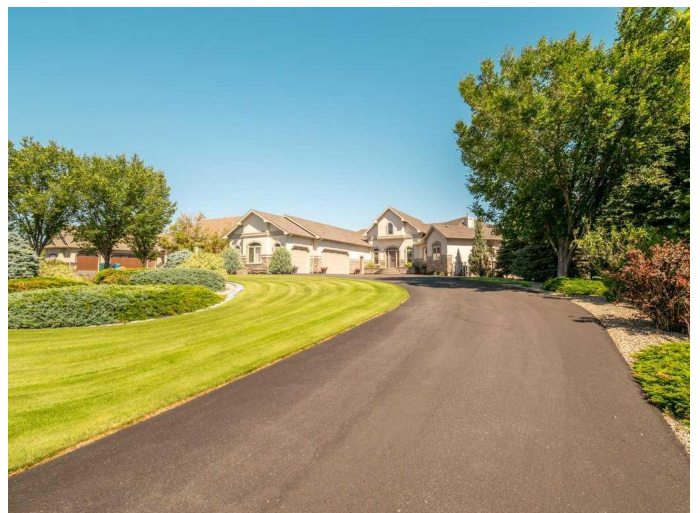
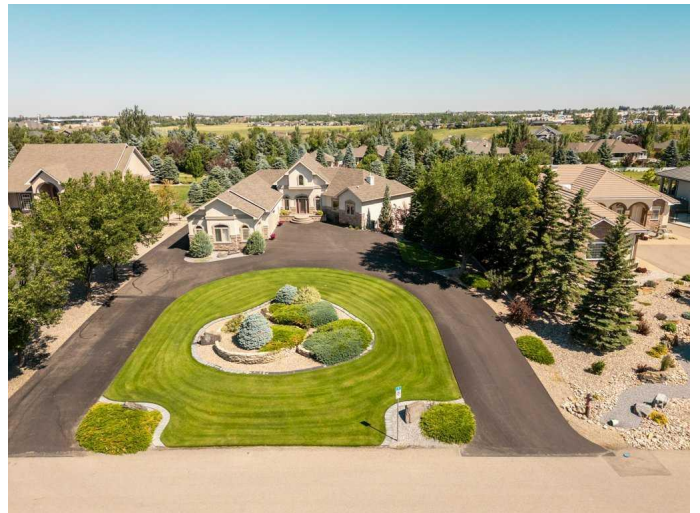
Residential on 0.71 Acres

N/A, Lethbridge, Alberta

*****PREMIERE LISTING***** This **EXQUISITE PROPERTY** will take your breath away. Located in a desirable ,quiet area of the city and on a generous, well-manicured lot that is well-treed and meticulous with private pond and paths throughout. Large outdoor covered patios and sundecks overlook the yard and undisturbed open back view. Now step inside this home and the magic continues with a sweeping grand staircase that showcases the front entrance. Vaulted ceilings and large windows add to the spacious feel of this incredible home. Attention to detail is apparent as you note the many extras including built in features and decorative accents. All room sizes are generous from the master suite to the walk in closets, kitchen, pantry, large entertainment areas, office, and additional bedrooms. Convenient features include main floor laundry , security cameras and Control 4 smart home automation. The fully developed walk-out basement is perfect for family or entertaining guests. A recreation room and a private theater/media room add to the pleasure of ownership of this well-planned property. This home really needs to be viewed in person to take in all that it offers . Be sure to check out the virtual tour. This one is top of the line from top to bottom and will definitely leave a good impression on all who enter.

Built in 2004

Essential Information



MLS® #	A2168985
Price	\$1,349,000
Sold Price	\$1,312,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,383
Acres	0.71
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2813 Southridge Road S
Subdivision	N/A
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7W5

Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad, Quad or More Attached, RV Access/Parking

Interior

Interior Features	High Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Central Vacuum, Double Vanity, French Door, Vinyl Windows, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Wet Bar, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Garburator, Garage Control(s), Stove(s)
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out, Finished

Exterior

Exterior Features	Other, Balcony, BBQ gas line, Lighting
Lot Description	Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Behind, See Remarks, Underground Sprinklers
Roof	Asphalt
Construction	Wood Frame, Stone, Stucco
Foundation	Poured Concrete, Combination, Wood

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 30th, 2024
Days on Market	33
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOUTH COUNTRY - Taber
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