

\$634,900 - 1400 Halifax Road W, Lethbridge

MLS® #A2183444

\$634,900

3 Bedroom, 3.00 Bathroom, 1,950 sqft
Residential on 0.10 Acres

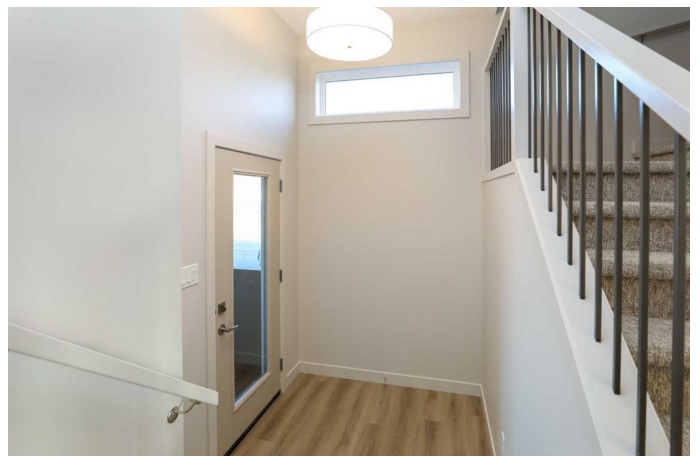
The Crossings, Lethbridge, Alberta

This brand-new 1,950 sq ft Van Arbor Home is perfectly situated on a corner lot, backing south onto one of the best parks in Lethbridge. With breathtaking park views and exceptional design, this home offers a blend of modern luxury and practical living.

The main floor features an open-concept layout, highlighted by a spacious kitchen with a large island, quartz countertops, a gas stove, and stainless steel appliances. A butler's pantry with a built-in microwave enhances the kitchen's functionality, making it ideal for both everyday meals and entertaining. The dining area flows seamlessly into a cozy living room with a gas fireplace, creating a welcoming space for family gatherings.

Upstairs, the home features three bedrooms, including a primary suite that boasts a private balcony—perfect for enjoying your morning coffee while soaking in the serene park views. The primary suite also includes a 4-piece ensuite and a walk-in closet. An additional full bathroom and a conveniently located laundry room complete the upper level.

Outside, the partially covered back deck offers an ideal setting for BBQs and relaxing evenings, all while enjoying the tranquil park setting. The double attached garage adds convenience, and the basement provides exciting potential for future development, including the option to add two more



bedrooms and extra living space.

With its stunning location, proximity to schools, and thoughtful design features, this home is perfect for families seeking a lifestyle of luxury and convenience.

Built in 2024

Essential Information

MLS® #	A2183444
Price	\$634,900
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,950
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1400 Halifax Road W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad

Interior

Interior Features	No Smoking Home, Double Vanity, Kitchen Island, No Animal Home,
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	Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Garage Control(s), Gas Stove, Microwave, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 13th, 2024
Date Sold	February 3rd, 2025
Days on Market	52
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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