

\$500,000 - 81 Salish Place W, Lethbridge

MLS® #A2184324

\$500,000

4 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.14 Acres

Indian Battle Heights, Lethbridge, Alberta

Welcome to 81 Salish Place. A Premium Home - In A Premium Location! Located in a cul-de-sac and surrounded on 2 sides with a green belt and park, it just doesn't get much better. This family home features 4 bedrooms, 3 full baths, 2 Gas fireplaces (one is double sided), Walk Out Basement, Large Double Car Garage, Beautiful Landscaped Yard; featuring a large deck, patio with wind screen and Large Shop (insulated and lined with an overhead door). Upon entering the home, notice the Grand Entry. With more than enough space to welcome a large family. The floorplan is nice and open and you'll surely notice all the warm natural light streaming in from the abundance of windows throughout this amazing home. The kitchen is spacious with New Black Stainless Appliances, Walk-in Pantry and enough cabinets for the most discerning Chef. The dining area is large enough to entertain family and friends and opens up into the living area boasting a 2 sided fireplace and hardwood floors. Also on this floor you'll find a spacious Primary Bedroom with walk-in closet and a 4 pc ensuite, a large bedroom and 4 piece bath. On to the lower level, notice the walk out family room featuring Stamped Concrete Floors, Gas Fireplace, 4 piece bathroom and 2 more very spacious bedrooms. Walking out into the back yard you'll see the landscaping has been beautifully completed. Other attributes include; 220 In garage and shop, Hot and cold water taps on the exterior, Gas hook-up for BBQ, room



darkening blinds throughout the lower level and Peka Roll Shutters in the dining room, roof shingles replaced in 2015. I'm not sure if you could do much more to perfect this home? Put this home on your must see list as "You're' Going To Love It!"

Built in 2005

Essential Information

MLS® #	A2184324
Price	\$500,000
Sold Price	\$527,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,295
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	81 Salish Place W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7X1

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, See Remarks, Vaulted Ceiling(s)
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Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, See Remarks, Backs on to Park/Green Space, Few Trees, Gentle Sloping, Irregular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	December 23rd, 2024
Date Sold	January 12th, 2025
Days on Market	20
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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