

# \$1,375,000 - 3101 Parkside Drive S, Lethbridge

MLS® #A2188803

**\$1,375,000**

2 Bedroom, 4.00 Bathroom, 2,560 sqft

Residential on 0.40 Acres

Henderson Lake, Lethbridge, Alberta

Executive bungalow with all the amenities! This 2560 sq ft ranch style bungalow sits on a lot 100' x 175' deep on the desirable North Parkside Drive, adjacent to Henderson Lake. Professionally renovated in 2019 by Cedar Ridge Homes, the home boasts a large living room, dining room and modern kitchen that flows together seamlessly all joining together with an island large enough to gather the entire family for dinner or an evening of conversation. There is a good sized den complete with a wood-burning fireplace to keep you cozy and warm throughout the winter months. The kitchen invites you to enjoy many culinary delights with its modern flare: an induction cook top, stainless steel appliances, and quartz counter tops to name a few. This home is always ready for entertaining! There are two main floor bedrooms, each with its own ensuite. The primary suite boasts a large bedroom, elegant closet and dressing room. The attached ensuite has double sinks, a large shower with bench, elegant bath tub and water closet. There is also a main floor laundry. There is 200 amp electricity, 6.5KW solar system, 70 amp Tesla charger, new 60 R factor insulation in the attic, cedar shake roof, and 2 high efficiency furnaces. The basement is partially developed with a newly renovated bathroom, cold storage room, cedar closet and potential for 2 extra bedrooms to be developed. 24 x 22 heat garage. The backyard is newly landscaped with an RV parking pad, putting green and wood burning



fire pit. This home has many extras, the best of which is the view, and its proximity to Henderson Lake, the golf course, Nikki Yukko Japanese gardens, Henderson outdoor Pool, Lethbridge Tennis Club, and the new Lethbridge and District Exhibition.

Built in 1967

### Essential Information

MLS® #	A2188803
Price	\$1,375,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,560
Acres	0.40
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3101 Parkside Drive S
Subdivision	Henderson Lake
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1N1

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Bar, High Ceilings, Kitchen Island, Quartz Counters, Storage, Walk-In
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	Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Great Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Private, Treed, Low Maintenance Landscape
Roof	Cedar Shake
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 19th, 2025
Days on Market	97
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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