

# \$1,299,900 - 2825 Parkside Drive S, Lethbridge

MLS® #A2207400

**\$1,299,900**

3 Bedroom, 2.00 Bathroom, 2,644 sqft

Residential on 0.20 Acres

Henderson Lake, Lethbridge, Alberta

This stunning 4-level split home boasts a modern design with sliding doors opening the dining area to the outdoors. Enjoy a kitchen with a minimal, modular, straight-lined work area emphasizing efficiency and cleanliness. Large south-facing windows provide natural light and gorgeous views overlooking Henderson Lake. The double garage features an EV charger and a heated driveway. Upstairs, you'll find an office set up or hosting area, while a large patio awaits for city festivities by the lake. Please contact your REALTOR® to book a showing on this luxurious and functional home.

Built in 1958

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2207400      |
| Price          | \$1,299,900   |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 2,644         |
| Acres          | 0.20          |
| Year Built     | 1958          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 2825 Parkside Drive S |
| Subdivision | Henderson Lake        |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1J 1M8               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Covered, Driveway, Electric Gate, In Garage Electric Vehicle Charging Station(s), Gated, Garage Door Opener, Insulated |
| # of Garages   | 4  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Stone Counters, Wired for Sound                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Washer/Dryer, Bar Fridge, Built-In Freezer, Built-In Gas Range, Double Oven, Garburator, Humidifier |
| Heating           | Central, Natural Gas, Fireplace(s)   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Electric, Living Room, Basement  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Yard, Garden, Lighting  |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, City Lot, Fruit Trees/Shrub(s), Garden, Lake, Treed, Waterfall |
| Roof              | Flat Torch Membrane  |
| Construction      | Stone  |
| Foundation        | Poured Concrete, Piling(s)   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 122             |

Zoning R-L

Listing Details

Listing Office REAL BROKER

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