



GRASSROOTS
REALTY GROUP

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7 Sunset Crescent Rural Lethbridge County, Alberta

MLS # A2237319



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,597 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.01 Acres		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	GCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: gas stove, dishwasher, washer, dryer, double wall oven, window coverings, garage door opener & remotes, underground sprinklers

Welcome to this rare gem nestled in a quiet cul-de-sac near the coulees and right next to a beautiful park! Sitting on a full acre of land, this lovingly maintained home offers the perfect blend of privacy, space, and convenience. Surrounded by mature trees, the park-like yard features a spacious back deck—ideal for summer entertaining or quiet evenings under the stars. Inside, you'll find four bedrooms and three full bathrooms, including a generous primary suite with an ensuite bath. The heart of the home is a large, open-concept kitchen with an island and a unique walk-in refrigerated room—perfect for serious cooks or entertaining in style. Two separate living rooms upstairs provide flexible living space, with one offering the warmth and charm of a cozy wood-burning fireplace. Downstairs, the partially finished basement offers fantastic potential for expansion—whether you need more bedrooms, a home office, or a recreational area, the opportunity is there to make it your own. Additional highlights include central air conditioning, several new windows throughout, a large U-shaped front driveway for ample off-street parking, and a double attached garage. While located in the county for a quieter, more spacious lifestyle, the home benefits from the convenience of city water services. This is a property that truly has great bones, incredible outdoor space, and endless potential—all in a peaceful, sought-after location. Don't miss your chance to make it yours! Call your REALTOR® and book your showing today!