



GRASSROOTS
REALTY GROUP

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2857 6 Avenue S
Lethbridge, Alberta

MLS # A2244147



\$889,900

Division:	Glendale		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,091 sq.ft.	Age:	1990 (35 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.38 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot, Wooded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Built-In Oven, Dishwasher, , Garburator, RefrigeratorCentral Vacuum/Attachments, Garage Door Opener and control

TRULY UNIQUE!!!! This is One of Those special properties. HUGE HOME AND A MASSIVE YARD!! Nestled in the popular Glendale neighbourhood just 1 block north of Henderson Lake. This home sits on 1/3 an acre in the heart of the city. It's secluded with a long private driveway leading up to the home. Featuring 6 Bedrooms and 4 Bathrooms with a unique turret out front. The sprawling open concept home features a sunken main Living Room and office in the front, and in the rear a huge eat-in Kitchen with a large island, plenty of counter space, and tons of cabinetry. There is a cute breakfast nook for quick meals and it's open to the Family room with wood burning fireplace. Upstairs, the Primary Bedroom with its own sitting area is very large with a double vanity ensuite, steam shower and walk-in closet. The lower level has been recently developed, contains a wet bar and game room, an ideal space for the kids. Other notable features include a double drive-through heated garage leading to 90' of concrete RV parking, driveway in the back, 12' gazebo, underground sprinkler system, 4' firepit, a massive backyard deck, in-floor heating in the office and MBR ensuite, central air, central vac, tankless water heater, and skylight. Definitely a must see!!