



GRASSROOTS
REALTY GROUP

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**3101 Parkside Drive S
Lethbridge, Alberta**

MLS # A2122553



\$1,625,000

Division:	Henderson Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,560 sq.ft.	Age:	1967 (57 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Open Floorplan, Soaking Tub, Wired for Sound		

Inclusions: N/A

Executive bungalow with all the amenities! This 2560 sq ft ranch style bungalow sits on a lot 100' wide by 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, 6.5 KW 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 heated garage. The backyard is newly landscaped with an RV parking pad, putting green and wood burning fire pit.

This home has many extras, the least of which is the view, and its proximity to Henderson Lake, the golf course, the Nikki Yukko Japanese Garden, Henderson Outdoor Pool, Lethbridge Tennis Club, and

the new Lethbridge and District Exhibition.