



**2803 48 Avenue S  
Lethbridge, Alberta**

**MLS # A2165895**



**\$970,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.72 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, U		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Hot Tub, Swimming pool, TV wall mounts x2, 2 x garden sheds, projector and Screen, Gen Stone Lighting, Security system (no contract)

Welcome to your own little piece of paradise! This nearly 3/4-acre property in Sandstone offers stunning coulee views and an acreage lifestyle within city limits. Situated on the south side of Lethbridge, close to the airport, this move-in-ready home has everything you need for both comfort and convenience. Enjoy endless views from the back deck, complete with a hot tub for ultimate relaxation. The home features a sprawling, open-concept bungalow layout with vaulted ceilings and modern upgrades throughout. The kitchen shines with white cabinetry, granite countertops, a skylight, high-end appliances, a corner pantry, and plenty of storage space. The main floor master retreat is your private sanctuary, boasting a walk-in closet and a luxurious 4-piece ensuite with a dream shower. The rest of the bedrooms are thoughtfully situated on the lower level for added privacy. Additional highlights include two cozy fireplaces, a Nest thermostat, central air conditioning, central vacuum, a battery backup system, and in-ground sprinklers. Outside, you'll find two custom-built sheds (one with a 6' roll door), a glass windbreak, and a glass railing on the deck. Parking is never an issue, with a circular driveway, a second driveway leading to an RV pad behind the gate, and tons of extra parking space. This property offers the best of both worlds—acreage living with the convenience of a prime southside location. Don't miss out on this rare opportunity!