



**3019 48th Avenue S  
Lethbridge, Alberta**

**MLS # A2179628**



**\$989,000**

<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,731 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.70 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Nestled on a sprawling .7-acre lot, this exquisite estate home is a rare gem that combines timeless elegance with modern functionality - ideal for a growing family. Built in 1998 and designed for its original owner, this meticulously maintained property showcases pride of ownership at every turn. A Home That Captivates at First Glance The winding driveway and impeccable curb appeal immediately set this home apart. Mature trees, a fenced garden, and professionally landscaped grounds with sweeping views of the coulee create a serene oasis right in your backyard. Enjoy ultimate privacy on this expansive lot, which also features an underground sprinkler system and ample parking space, including RV or additional vehicle storage on the spacious paved driveway. Elegant and Functional Living Spaces Step inside to be greeted by a stunning curved wood staircase, a statement piece that anchors the home's warm and inviting interior. The main floor offers: - a formal dining room perfect for hosting family gatherings. - a bright living room and family room, ideal for relaxing or entertaining. - a thoughtfully designed kitchen with a breakfast bar for casual meals. - a convenient main-floor den, & laundry room/summer kitchen (extra stove) for added versatility. - a handy full bath convenient to the entry. - garden doors leading from the TV room to the spacious deck & expansive backyard. A Second Floor Designed for Comfort Upstairs, three spacious bedrooms await, including the luxurious primary suite with its ensuite bathroom, makeup vanity/bonus sink, & walk-in closet. A cozy sunroom offers the perfect retreat, with a convenient wet bar & a deck providing breathtaking views of the yard & the coulee beyond. Basement Features for Every Family Need The fully finished basement boasts: - two oversized bedrooms with individual in-floor heating controls. - a large

recreation room perfect for family movie nights or game days. - ample storage, including a cold storage room. The oversize triple car detached garage is a significant feature of this property and should not be missed. Ample storage cupboards, in floor heat, 220v service, 12' ceilings are just a few of the feature that make this a handyman's dream.