



**3023 48 Avenue S
Lethbridge, Alberta**

MLS # A2200679



\$825,000

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,498 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking, RV Garage		
Lot Size:	0.75 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge (as is), Stove, Microwave, Hood fan, Dishwasher, Window coverings, Garage Door Opener and 3 remotes (2 detached garage, 1 attached), A/C, Central Vac (as is), Washer, Dryer, Gas BBQ, Water pump for pond, U/G Sprinklers

Welcome to this spacious 5-bedroom bungalow that offers the best of both worlds—a private, treed oasis on a huge lot with all the amenities of the city just moments away. This home is ready for your personal touch, featuring an open-concept layout that invites natural light and warmth throughout. Cozy up by one of three fireplaces, found in the living room, primary retreat, and expansive rec room, perfect for relaxing evenings or entertaining. The kitchen and living space flow seamlessly, and feature plenty of windows and access to an oversized deck, making it ideal for gatherings. Outside, enjoy the park-like setting with coulee views, featuring a firepit area, pond with fountain, mature trees, lush landscaping, and plenty of space for kids, pets, or gardening. The expansive primary retreat features a garden door to the rear deck, triple-sided gas fireplace, and generous ensuite bathroom with dual sinks, soaker tub, shower, and separate toilet space. Need room for your toys? This property not only features an attached double garage, but also an additional detached garage that is perfect for a boat, RV, or workshop. This property offers endless possibilities—renovate and make it your dream home, or enjoy the charm of this well-maintained property as it is. Don't miss this rare opportunity to own a home in an established community with an abundance of privacy, while staying close to schools, shopping, and amenities. Call your favourite Realtor today for a private showing!