



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2825 Parkside Drive S
Lethbridge, Alberta**

MLS # A2207400



\$1,299,900

Division:	Henderson Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,644 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Covered, Double Garage Attached, Driveway, Electric Gate, Garage Door Op		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, F		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone	Zoning:	R-L
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Wired for Sound		
Inclusions:	N/A		

This stunning 4-level split home boasts a modern design with sliding doors opening the dining area to the outdoors. Enjoy a kitchen with a minimal, modular, straight-lined work area emphasizing efficiency and cleanliness. Large south-facing windows provide natural light and gorgeous views overlooking Henderson Lake. The double garage features an EV charger and a heated driveway. Upstairs, you'll find an office set up or hosting area, while a large patio awaits for city festivities by the lake. Please contact your REALTOR® to book a showing on this luxurious and functional home.