



613 33 Street S
Lethbridge, Alberta

MLS # A2310873



\$725,000

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|------------------|---|---------------|-------------------|
| Division: | Henderson Lake | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,546 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Parking Pad | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lake, Landscaped, Lawn, Str | | |

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|--------------------|---------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Beamed Ceilings, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, washer, dryer, fridge in garage, A/C, bar fridges x2, window coverings, gazebo, Underground sprinklers, gemstone permanent lights

Looking for that amazing home right near Henderson Lake? Look no further than 613 33 StS. Experience elevated Southside living in this beautifully renovated residence, extensively upgraded in 2017 with timeless finishes and thoughtful design throughout. Offering an exceptional blend of sophistication and comfort, this stunning home features 4 spacious bedrooms and 3 full bathrooms, including an elegant primary retreat complete with a private ensuite and walk in closet. Designed for both refined entertaining and everyday living, the bright and inviting interior showcases stylish modern updates throughout. The main living area is flooded with natural light from expansive windows and is beautifully complemented by striking wood ceiling beams that add warmth, character and architectural charm. The Kitchen features upgraded appliances, a huge functional walk in pantry and an ideal layout for gathering with family and guests alike. The fully developed basement adds even more living space and is highlighted by a stylish dry bar, creating the perfect setting for entertaining, movie nights, or relaxing with family and friends. Outside, the meticulously maintained yard is enhanced with underground sprinklers, a double detached garage, and Gemstone permanent exterior lighting that adds striking curb appeal and year round ambiance. Situated just steps away from Henderson Park, the exceptional property offers perfect balance of Luxury, lifestyle and convenience. A rare opportunity to own a beautifully upgraded home in one of South Lethbridge's most desirable locations! Contact your favourite REALTOR® today!