



GRASSROOTS
REALTY GROUP

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90013 212
Rural Lethbridge County, Alberta

MLS # A2328229



\$1,075,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,018 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, Private, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, See Remarks
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	21-9-2-W4
Exterior:	Brick, Composite Siding, Stucco	Zoning:	Res Acreage
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features		

Inclusions: Window coverings, hot tub, underground Sprinklers.

This immaculate 2,000 sq. ft. bungalow sits on a beautifully landscaped half-acre just minutes from Lethbridge, offering the perfect balance of country living and city convenience while on city water. The main floor features two spacious bedrooms plus a office that could easily become a third bedroom, while the fully finished basement offers three additional bedrooms, a large family room with a gas fireplace, full bathroom, laundry room, and plenty of storage. Quality craftsmanship is evident throughout with oak hardwood floors, 10-foot ceilings, crown moulding, solid oak doors and trim. The spacious living room features a gas fireplace with built-in shelving, while the kitchen offers abundant cabinetry, a cooktop island, and a bright breakfast nook overlooking the backyard. The primary suite includes a walk-in closet and a spacious ensuite with double vanities, soaker tub, and separate shower. Outside, you'll love the mature trees, perennial gardens, large garden area, covered deck, front veranda, 12' x 16' storage shed, and extensive paved parking. The oversized attached garage includes a mezzanine for additional storage. Recent updates include a high-efficiency furnace (2022), central air conditioning, and updated appliances (2022). Located just off Jail Road between Norland Estates and Green Haven Garden Centre, this exceptionally maintained property is a rare opportunity to enjoy peaceful acreage living only minutes from Lethbridge.