



Anne French  
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Love where you live.

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**2808 South Parkside Drive S  
Lethbridge, Alberta**

**MLS # A2165262**



**\$635,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,267 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Carport, Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	City Lot, Close to Clubhouse, Landscaped, Street Lighting, Underground Sprinkler		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Kitchen Island, See Remarks		

**Inclusions:** Fridge, Dishwasher, 2 Wall Ovens, Counter Stovetop with Steamer, Stove in Basement, Central A/C, Central Vacuum and All Attachments, UG Sprinklers in Front Lawn and Shrub Area, Intercom System, Garage Door Opener and Remote, All Window Coverings, All Pool Equipment, \*All Inclusions offered AS IS.

Welcome to Lethbridge's Hidden Gem across from Henderson Lake Golf Club! With easy access to walking paths around the lake and located directly across the street from the golf course entrance, this is one of Lethbridge's most distinctive and charming homes. This sprawling 3266 sq.ft. residence boasts a blend of timeless character and modern comforts, lovingly maintained throughout the years. Upon entering, you are greeted by an expansive main floor that radiates elegance. The formal living and dining rooms provide a gracious setting for gatherings with the dining room offering a view of the stunning indoor pool. There is a versatile office/den located on the main floor that makes working from home very convenient. The kitchen includes a spacious walk-in pantry and a central island with a cooktop and an eating countertop with seating for quick meals. Adjacent to the kitchen and welcoming family room, there is another eating area perfect for day-to-day family dinners. Ascend the grand staircase to find FIVE generous-sized bedrooms. The primary suite is a true retreat, featuring dual closets and a private ensuite with a walk-in shower. The main bathroom upstairs offers the convenience of a shared bathtub, cleverly connecting to a second ensuite, adding functionality and charm. Enjoy the view from your second floor deck that faces the gorgeous park and golf course. The lower level is designed with entertainment in mind, offering a large recreation room, a wet bar, and direct access to the indoor pool. Whether hosting lively gatherings or enjoying quiet family time, this space caters to all. Step outside to enjoy the beautiful patio and covered deck, a perfect outdoor oasis for summer entertaining. With low maintenance in mind, the cinder block and stucco fence ensures you will have plenty of time to enjoy the yard. Parking is a breeze with a front carport and attached

garage and an additional parking pad in the back. This rare and extraordinary home is more than just a property- it's a lifestyle. Ready for its next chapter, it awaits a family eager to fill its rooms with love and new memories