

# \$950,000 - 3019 48 Avenue S, Lethbridge

MLS® #A2207530

**\$950,000**

5 Bedroom, 4.00 Bathroom, 2,795 sqft  
Residential on 0.70 Acres

Southridge, Lethbridge, Alberta

A Home That Captivates at First Glance - this .7 acre lot hosts an exquisite and fully custom home plus an oversized double detached garage that is ideal for a growing family. Built in 1998, it has been meticulously maintained over the years and the pride in ownership truly shows - professional landscaping, spotless interiors and a one of a kind home! The winding driveway and impeccable curb appeal immediately set this home apart. Mature trees, a fenced garden and with sweeping views of the coulee creates a serene oasis right in your backyard. Enjoy ultimate privacy on this expansive lot, which also features an underground sprinkler system and ample parking space, including RV or additional vehicle storage on the spacious paved driveway. Stepping inside the home you are greeted by a bespoke and elegant curved wood staircase, a statement piece that anchors the home's warm and inviting interior. The main floor offers a formal dining room, spacious enough to host the whole family over for holidays, a bright living room and family room, ideal for relaxing or entertaining. A thoughtfully designed kitchen with a breakfast bar and views to the backyard, a convenient main-floor den, & laundry room/summer kitchen (extra stove) for added versatility. A handy full bath and garden doors leading from the TV room to the north-facing deck! The second floor has grand vaulted ceilings in the bonus living room with wet bar and access to a private balcony that



basks in the coulee views, 3 well sized bedrooms, including the luxurious primary suite with its own 5 piece ensuite bathroom, makeup vanity and walk-in closet. The finished basement boasts two oversized bedrooms with individual in-floor heating controls, a large recreation room perfect for family movie nights or game days and ample storage, including a cold storage room for all your seasonal needs. The property includes an oversized double-attached garage and a detached triple garage at the back. This second garage features water access, 10' ceilings, in-floor heating, and electricity; this space is perfect for hobbyists, a workshop, she shed/mancave, or additional storage. From the picturesque coulee views to the countless thoughtful details throughout, this home is designed to grow with your family and create memories for years to come. With 5 bedrooms, 4 bathrooms, and a layout that blends comfort with sophistication, this estate home offers an unparalleled living experience. Don't miss this opportunity to own a one-of-a-kind property that rarely comes to market. Your dream home is waiting!

Built in 1998

### **Essential Information**

MLS® #	A2207530
Price	\$950,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,795
Acres	0.70
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 3019 48 Avenue S  
Subdivision Southridge  
City Lethbridge  
County Lethbridge  
Province Alberta  
Postal Code T1K 7B3

### Amenities

Parking Spaces 10  
Parking Double Garage Attached, Double Garage Detached, RV Access/Parking  
# of Garages 4

### Interior

Interior Features Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer  
Heating In Floor, Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Tile  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Garden, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, No Neighbours Behind, Treed  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed April 1st, 2025  
Days on Market 3

Zoning DC

## **Listing Details**

Listing Office Grassroots Realty Group

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