

**2857 6 Avenue S  
Lethbridge, Alberta**

**MLS # A2318891**



**\$874,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,091 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Built-In Oven, Dishwasher, , Garburator, Refrigerator , Central Vacuum/Attachments, Garage Door Opener and control

**HUGE 6 BEDROOM HOME AND A MASSIVE YARD!!** On the South side Nestled in the popular Glendale neighborhood just 1 block north of Henderson Lake. This home sits on 1/3 an acre in the heart of the city. It's secluded with a long private driveway leading up to the home. Featuring 6 Bedrooms and 4 Bathrooms with a unique turret out front. The sprawling open concept home features a sunken main Living Room , office in the front, and in the rear a huge eat-in Kitchen with a large island, plenty of counter space, and tons of cabinetry .There is a cute breakfast nook for quick meals and it's open to the Family room with wood burning fireplace. Upstairs, the Primary Bedroom with its own sitting area is huge with a double vanity ensuite , steam shower and walk-in closet. The lower level has been recently developed with 3 huge bedrooms , a wet bar and game room , an ideal space for the kids. Other notable features include a double drive-through heated garage leading to 90' of concrete RV parking, driveway in the back , 12' gazebo, 4' firepit, a massive backyard deck, in-floor heating in the office and MBR ensuite, central air, central vac, tankless water heater, and skylight. Definitely a must see!!