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Your REALTOR®
Love where you live.

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917 Atlantic Cove W
Lethbridge, Alberta

MLS # A2341059



$555,000

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,389 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	3	**Baths:**	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, stove, OTR microwave, Dishwasher, Central A/C, UG Sprinklers, Washer, Dryer, Garage Door Opener + Remote. Blinds

Welcome to the Dakota by Avonlea Homes, a beautifully designed two-storey offering exceptional value in one of West Lethbridge’s most exciting and rapidly growing communities—The Crossings. Designed with today’s family in mind, the main floor features an open and functional layout with a spacious kitchen, large island with eating bar, walk-in pantry, dedicated dining nook and convenient main-floor laundry. The kitchen and living spaces flow together perfectly, creating a comfortable setting for everyday living and entertaining. Upstairs, you’ll find three well-sized bedrooms, including an impressive primary suite complete with a walk-in closet and private 3-piece ensuite featuring a glass shower. A double attached garage and attractive exterior finished with fibre cement siding add both function and curb appeal. But what truly sets this home apart is the location. The Crossings is quickly becoming a community within a community, putting schools, parks, pathways, recreation and everyday conveniences right outside your door. The YMCA/ATB Centre, schools and the Lethbridge Alberta Temple are all nearby, while more than 100,000 sq. ft. of new shopping, restaurants, services and commercial development is currently under construction, adding even more to an already outstanding neighbourhood. With architectural controls helping maintain the character and quality of the community, The Crossings continues to be one of West Lethbridge’s most desirable places to call home. Great price point. Exceptional location. This is the Dakota, and this is your opportunity to get into "The Crossings" while everything is happening around you.

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