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310 Kings Bay S
Lethbridge, Alberta

MLS # A2343964



$599,900

Division:	Tudor Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	**Age:**	1981 (45 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, Views		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, See Remarks		

Inclusions: FRIDGE, BUILT IN OVEN, ELECTRIC STOVE COOKTOP, HOOD FAN, DISHWASHER, WASHER/DRYER, CENTRAL A/C, CENTRAL VAC/ATTACHMENTS, ALL WINDOW COVERINGS, GARAGE DOOR OPENER/REMOTE

Welcome to 310 Kings Bay, ideally tucked away in one of the quietest cul-de-sacs in the prestigious community of Tudor Estates! This well-maintained 1,900 sq. ft. two-storey is set on a generously sized, uniquely angled lot with sunny south exposure and beautiful views toward the coulees. The spacious backyard offers plenty of room for children, pets, gardening and outdoor entertaining, complete with professional landscaping, mature trees that provide privacy and shelter from the wind, underground sprinklers, a convenient storage shed and a large deck overlooking the yard. Designed with families in mind, the home offers four bedrooms and two full bathrooms on the upper level, including a private ensuite off the primary bedroom. The main floor features a functional kitchen and dining nook that flow into the inviting family room with a fireplace, creating a comfortable space for everyday living. Separate formal living and dining rooms provide additional space for hosting family and friends. Recent updates include luxury vinyl plank flooring, fresh paint, new baseboards, updated lighting and door fixtures, a new roof, high-efficiency windows, a newer hot water tank and new appliances. Additional highlights include central air conditioning, central vacuum, main-floor laundry and an attached 22’ x 24’ heated garage. Offering a rare combination of space, privacy and an exceptionally peaceful setting, this home is conveniently located near schools, parks, Lethbridge Polytechnic, The View Lethbridge and the area’s scenic coulee trails. This beautifully renovated gem won’t last long! *New roof will be completed end of October.

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