Anne French
Your REALTOR®
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2825 Parkside Drive S
Lethbridge, Alberta

MLS # A2345684



$1,174,000

Division:	Henderson Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,644 sq.ft.	**Age:**	1958 (68 yrs old)
Beds:	3	**Baths:**	2
Garage:	Concrete Driveway, Covered, Double Garage Attached, Electric Gate, Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, City Lot, Lake, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Stone, Tile	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone	**Zoning:**	R-L
Foundation:	Piling(s), Poured Concrete	**Utilities:**	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Wired for Sound		

Inclusions: Bar Fridge, Built-In Freezer, Dishwasher, Stove, Dryer, Garage Control(s), Washer/Dryer

Mid-Century Modern on Henderson Lake. Originally built in 1958 and substantially re-imagined by its architect owner in 2018, this 2,644 sq ft home puts the lake in view from nearly every room. Walls of triple-pane Lux windows and two sets of sliding doors open the main living and dining areas to the outdoors. The kitchen is clean-lined and purposeful — built-in Sub-Zero fridge and freezer, double oven gas range, two dishwashers, breakfast bar and a glass art/wine showcase. Upstairs, the great room offers a 180-degree lake view, wrap-around decks, a hide-away office component and a full entertainment setup. Three bedrooms above grade, a 5-piece ensuite, and a finished lower level with family room, home theatre, games room and laundry. Thoughtful throughout: Control 4 smart home with eight audio zones and seven exterior cameras, two electric stone fireplaces, two commercial rooftop HVAC systems, central air, jetted tubs, and aging-in-place features including barrier-free entrances and wheelchair access to the kitchen. Outside — a snow-melt rear parking pad, powered sliding gate, heated double attached garage with EV charging, dual irrigation, and a sunken aggregate patio beside a stone waterfall facing the water. Steps to the golf course, tennis, pool, trails and Nikka Yuko Gardens. Contact your REALTOR® to arrange a private viewing.

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