

# \$889,900 - 2857 6 Avenue S, Lethbridge

MLS® #A2244147

**\$889,900**

6 Bedroom, 4.00 Bathroom, 3,091 sqft

Residential on 0.38 Acres

Glendale, Lethbridge, Alberta

TRULY UNIQUE!!!! This is One of Those special properties. HUGE HOME AND A MASSIVE YARD!! Nestled in the popular Glendale neighbourhood 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 and 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 very large with a double vanity ensuite, steam shower and walk-in closet. The lower level has been recently developed, contains 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, underground sprinkler system, 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!!

Built in 1990

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2244147    |
| Price          | \$889,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,091       |
| Acres          | 0.38        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2857 6 Avenue S |
| Subdivision | Glendale        |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1G 1E6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Refrigerator, Garburator                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Wood Burning                                                                                                           |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full                                                                                                         |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Landscaped, Standard Shaped Lot, Wooded |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Stucco                           |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 47               |
| Zoning         | R-L              |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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