

# \$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 | Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum |
| 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 | 110              |
| Zoning         | R-L              |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.