



PREMIUM HOMES

2813 SOUTHRIDGE ROAD SOUTH
LETHBRIDGE, AB

MLS®: A2168985

PRESENTED BY JEANNE RUDOLF



2813 SOUTHRIDGE ROAD SOUTH

LETHBRIDGE, AB

This EXQUISITE PROPERTY will take your breath away. Located in a desirable ,quiet area of the city and on a generous, well-manicured lot that is well-treed and meticulous with private pond and paths throughout. Large outdoor covered patios and sundecks overlook the yard and undisturbed open back view. Now step inside this home and the magic continues with a sweeping grand staircase that showcases the front entrance. Vaulted ceilings and large windows add to the spacious feel of this incredible home. Attention to detail is apparent as you note the many extras including built in features and decorative accents. All room sizes are generous from the master suite to the walk in closets, kitchen, pantry, large entertainment areas, office, and additional bedrooms. Convenient features include main floor laundry , security cameras and Control 4 smart home automation. The fully developed walk-out basement is perfect for family or entertaining guests. A recreation room and a private theater/media room add to the pleasure of ownership of this well-planned property. This home really needs to be viewed in person to take in all that it offers . Be sure to check out the virtual tour. This one is top of the line from top to bottom and will definitely leave a good impression on all who enter.

MAIN FLOOR



LOWER LEVEL



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4 BEDS
3 BATHS
2,383 SQ. FT.
.71 ACRES
\$1,349,000

EXECUTIVE PROPERTY
SECURITY CAMERAS & CONTROL
4 SMART HOME AUTOMATION
FULLY DEVELOPED WALK-OUT BASEMENT





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