

# \$1,269,000 - 3131 Parkside Drive S, Lethbridge

MLS® #A2216766

**\$1,269,000**

3 Bedroom, 3.00 Bathroom, 1,875 sqft

Residential on 0.32 Acres

Henderson Lake, Lethbridge, Alberta

A rare opportunity to own a custom-built bungalow on Parkside Drive—a true gem that has never before been offered for sale. Thoughtfully designed by the original owner, this 1,875 sq. ft. fully developed home radiates warmth, comfort, and timeless elegance, perfectly positioned in one of the most sought-after locations. With an expansive 70 x 200 ft. lot overlooking Henderson Lake, this exceptional property offers both privacy and serenity with front and back outdoor patios designed for relaxation. The grand entrance leads into a welcoming living room centered around a gas fireplace, setting the stage for cozy evenings. The heart of the home is the spacious chef's kitchen, featuring custom cabinetry, quartz countertops, premium appliances, and a walk-in pantry—a dream space for any culinary enthusiast. The primary retreat is a luxurious escape, complete with a double vanity, jetted tub, separate shower, walk-in closet, and private access to the rear deck with views of the beautifully landscaped backyard. The main floor also offers a formal dining room, a sewing room with park views, and a private home office for those who work from home. Downstairs, the entertainer's dream basement awaits—a vast, open space perfect for hosting gatherings. Whether it's a home theatre, pool table, shuffleboard, poker nights, or cocktails at the wet bar, this space ensures you'll never need to leave home to enjoy a night out. The lower level also includes two additional bedrooms, a full



4-piece bath, and a massive storage room for seasonal items. Parking is never an issue with a circular front driveway and an expansive rear parking pad that can accommodate over a dozen vehicles. The tandem 2½ car attached garage boasts front and rear access, epoxy flooring, and large windows that flood the space with natural light. A retractable electric gate provides secure entry to the paved back lane, completing this one-of-a-kind property. This is your chance to own a forever home in an exclusive location. Don't miss out on this once-in-a-lifetime opportunity!

Built in 1999

### Essential Information

MLS® #	A2216766
Price	\$1,269,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,875
Acres	0.32
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3131 Parkside Drive S
Subdivision	Henderson Lake
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1N1

### Amenities

Parking Spaces	12
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s), Granite Counters, Jetted Tub, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Wet Bar
Appliances	See Remarks
Heating	Forced Air, Fireplace(s), Hot Water, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Interior Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Mixed, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	135
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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