

# \$925,000 - 2811 6 Avenue S, Lethbridge

MLS® #A2219623

**\$925,000**

5 Bedroom, 5.00 Bathroom, 2,893 sqft  
Residential on 0.10 Acres

Glendale, Lethbridge, Alberta

Welcome to this remarkable modern home that seamlessly combines warmth with contemporary design. Ideally situated near Henderson Lake, this property features multiple patios and an array of functional amenities. You will be impressed by the stunning curb appeal, enhanced by thoughtful landscaping and elegant lighting. The exterior showcases a stylish blend of acrylic stucco, natural stone, and metal accents, all meticulously planned. Upon entering, the custom floating staircase with 4" solid wood treads, accented by oak and glass inserts, captures your attention. The living room, adorned with hardwood floors and large windows, is bathed in natural light. It also features customized display shelving, exquisite stonework, an ethanol fireplace, and distinctive wood slat detailing. Adjacent to the staircase, the dining and kitchen area boasts ceiling feature, impressive lighting, and quartz countertops. Equipped with a new fridge, gas cooktop, wall oven, and built-in microwave, the kitchen is designed with functionality in mind. The combination of sleek white and wood cabinets with glass accents adds to the home's charm. An exceptional butler's pantry awaits, offering generous counter space, a coffee station, an undermount sink, custom shelving, and a cozy desk area, complemented by slate flooring and ample built-in storage. The back entrance is separated by rustic barn doors, providing additional storage and bench. A stylish powder



room offers direct access to the rear patio and the luxurious hot tub. Step into the private backyard, which features a covered deck, an Arctic Spa hot tub, a fire pit area, and a pergolaâ€”perfect for enjoying year-round gatherings. On the second floor, you will find the mother-in-law or illegal suite with rich oak railings and glass inserts, guiding you to bonus room with access to 1 of the 5 patio areas. The first bedroom includes its own ensuite and access to a private covered patio. The primary bedroom is a true retreat, showcasing oversized windows with custom Hunter Douglas blinds and stunning views. This suite offers ceiling details, his-and-hers walk-in closets, and an ensuite bathroom with marble flooring, in-floor heating, a freestanding tub, double sinks, a water closet, a spacious custom-tiled glass shower, and a towel warmer. The second-floor laundry features ample storage and a sink, providing added convenience. Additionally, a unique secondary suite with separate access includes a large kitchen, a full bathroom, a living space, a dining/studio area, and a private balcony. The basement is designed for entertainment with a built-in bar featuring metal shelving, a sink, extensive quartz countertops, a drawer dishwasher, a microwave, and a bar fridge. The living area is highlighted by a modern gas fireplace with stylish tile. Two generous bedrooms and bathroom. This home offers custom oak doors, three-zone heating, on-demand hot water, and beautiful decor throughout. The double-car garage provides ample storage. A must See!

Built in 2014

### **Essential Information**

MLS® #	A2219623
Price	\$925,000
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,893
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2811 6 Avenue S
Subdivision	Glendale
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1E6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Alley Access, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Garburator, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mixed
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	74
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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