# \$899,000 - 35 Sandstone Way S, Lethbridge

MLS® #A2196611

# \$899,000

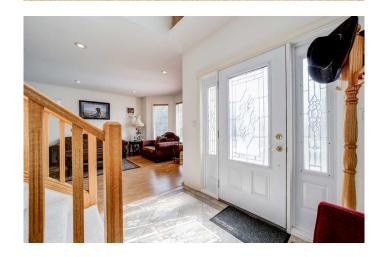
5 Bedroom, 4.00 Bathroom, 2,590 sqft Residential on 0.50 Acres

Southridge, Lethbridge, Alberta

This is a fantastic opportunity to get into the ever desirable area of Sandstone South for UNDER A MILLION with a LEGAL SUITE! This massive- over 4000 square foot 2 storey home is situated on a half acre lot, in the city, 5 minutes from the airport. It has 3 bedrooms upstairs, including the large master with his and hers walk in closets and a spacious 5 piece ensuite. A second full bathroom accommodates the other two bedrooms up there. The main floor is all family space with a formal living room area and a formal dining room area that come furnished! A secondary, casual living room area is in the back of the house along with the kitchen space. The kitchen has tons of counter space and cabinets, and is open to the lounge area allowing the chef to never miss a moment. This is a cozy, welcoming space with a wood burning fireplace and lots of windows over looking the rear deck and massive back yard. Main floor powder room, large laundry and storage area are just off the huge 40'X23' attached garage. And also a beautiful office space that comes complete with desk, chair and wall shelves complete the main floor. The basement is a legal 2 bedroom suite, its open concept, with big windows, and its a very welcoming space as well, with a private entrance. Great for mother in law, a tenant, or a nanny. This house is private and spacious, just waiting for you!







### **Essential Information**

MLS® # A2196611 Price \$899.000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,590 Acres 0.50 Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 35 Sandstone Way S

Subdivision Southridge
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 7X8

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached, Off Street, RV Access/Parking

# of Garages 2

# Interior

Interior Features Kitchen Island, No Smoking Home, Walk-In Closet(s), High Ceilings,

Vinyl Windows, Separate Entrance, Tankless Hot Water

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Refrigerator, Washer/Dryer, Tankless Water Heater, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

# **Exterior**

Exterior Features None

Lot Description Landscaped, Back Yard, Private

Roof Asphalt Shingle

Construction Wood Frame, Stucco

Foundation Poured Concrete

# **Additional Information**

Date Listed June 27th, 2025

Days on Market 6

Zoning DC

# **Listing Details**

Listing Office Onyx Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.