

# **\$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!

Built in 2006



## 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        7  
Zoning                    DC

**Listing Details**

Listing Office            Onyx Realty Ltd.

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