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

MLS® #A2196611

\$899,000

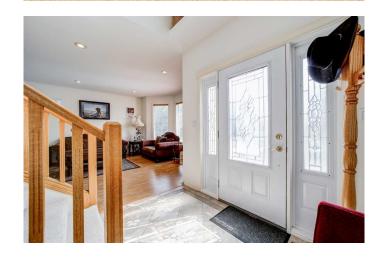
5 Bedroom, 4.00 Bathroom, 2,590 sqft Residential on 0.50 Acres

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 High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance,

Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

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

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

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features None

Lot Description Back Yard, Landscaped, Private

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 27th, 2025

Days on Market 3

Zoning DC

Listing Details

Listing Office Onyx Realty Ltd.

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