

# \$975,000 - 10 Sunset Crescent W, Rural Lethbridge County

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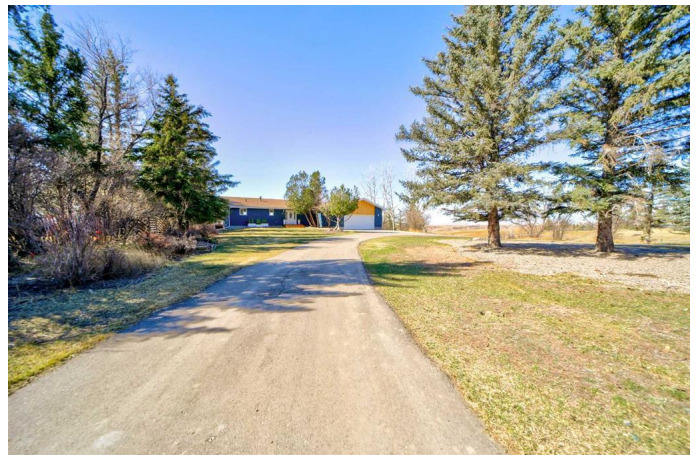
MLS® #A2208889

**\$975,000**

4 Bedroom, 3.00 Bathroom, 1,739 sqft  
Residential on 1.33 Acres

NONE, Rural Lethbridge County, Alberta

Want a stunning acreage with insane views and total privacy just seconds from the city? Here she is! Listed BELOW appraised value. Welcome to 10 Sunset Crescent, a newly outfitted bungalow on an extremely private sprawling 1.33 acre lot, only 2 minutes from the city on pavement, with only 1 direct neighbor and a park next door! This property backs onto the coulee with its south facing back yard, and a park directly beside you. Enjoy the vast views from your HUGE, partially covered, brand new deck. Enter the property off the circular driveway which can easily accommodate 6 cars as you pull up to the double front attached garage. Enter into this fully updated bungalow and be prepared for sheer luxury at every turn. This house has a new deck, new eaves, new fascia, new exterior paint, new interior paint, new windows through out, new floors, new doors, new cabinetry in the brand new state of the art chefs dream kitchen, all three bathrooms and the wet bar in the basement. Brand new appliances throughout as well! New Quartz counter tops, statement light fixtures, stunning sinks and taps, window coverings, backsplash, mirrors and 3 fireplaces. The details go all the way to the hinges on the doors and the marble on the walls. This house is an exceptional statement piece. The master retreat with walk in closet and luxury romance style ensuite, second bedroom, and second bathroom



coupled with the open concept main living space (that is just amazing for entertaining) complete the main floor. Downstairs you have another fully updated 5 piece bathroom, 2 more bedrooms, a wet bar and sunken living space- perfect for watching the game, or letting the kids play! This basement is a walkout with french doors leading to a large sunken concrete patio, a perfect spot for a hot tub. This property is waiting for you, so you can start living the luxury acreage lifestyle you deserve, just 2 minutes from the Y, in the beautiful Sunset Acres.

Built in 1978

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2208889                         |
| Price          | \$975,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,739                            |
| Acres          | 1.33                             |
| Year Built     | 1978                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 10 Sunset Crescent W    |
| Subdivision | NONE                    |
| City        | Rural Lethbridge County |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T1J 5S1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Electric Cooktop, Window Coverings                                |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 3   |
| Fireplaces        | Electric, Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Full, Finished, Walk-Up To Grade  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Front Yard, Level, Backs on to Park/Green Space, Cul-De-Sac, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame, Brick   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 113              |
| Zoning         | GCR              |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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