

# \$525,000 - 725 Atlantic Cove W, Lethbridge

MLS® #A2204585

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,095 sqft  
Residential on 0.10 Acres

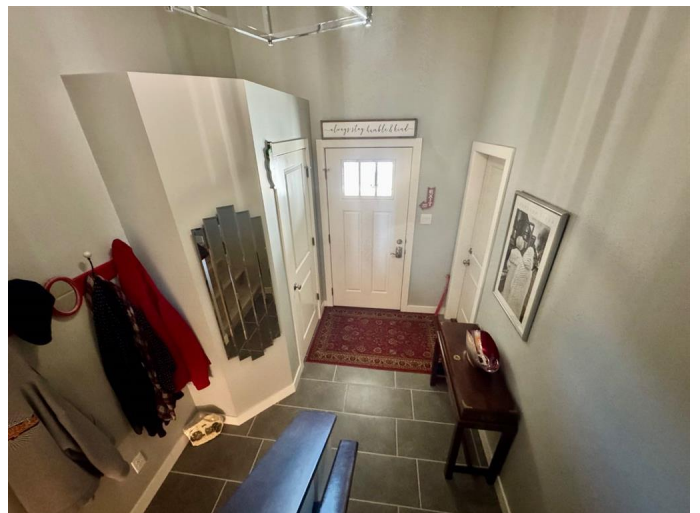
The Crossings, Lethbridge, Alberta

Welcome to this beautifully maintained bi-level home, perfectly situated in a peaceful neighborhood with exceptional convenience. Just steps away from top-rated schools, the YMCA, and a variety of restaurants, this home offers the ideal location for families and professionals alike.

This home boasts great curb appeal with a well-manicured landscape and a welcoming front entrance. Inside, the spacious bi-level layout maximizes space and functionality, offering comfortable living on both levels. The interior is adorned with neutral colors throughout, creating a warm and inviting atmosphere that is ready for your personal touch.

Large windows fill the home with natural light, enhancing the bright and airy feel of the living spaces. The functional kitchen is equipped with modern appliances, ample cabinetry, and plenty of counter space, making meal preparation a breeze. The generously sized bedrooms provide cozy retreats for the whole family, ensuring comfort and relaxation.

Pride of ownership is evident throughout, as this home has been lovingly cared for and meticulously maintained. The location is truly unbeatable, nestled in a quiet community while still offering easy access to schools, parks, the YMCA, shopping, and dining options.



Don't miss your chance to own this charming bi-level home in a fantastic neighborhood. Schedule your showing with your favourite REALTOR® today!

Built in 2017

### Essential Information

MLS® #	A2204585
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,095
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	725 Atlantic Cove W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Gentle Sloping, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	13
Zoning	R-CL

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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