

# \$625,000 - 7 Sunset Crescent, Rural Lethbridge County

MLS® #A2237319

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 1.01 Acres

NONE, Rural Lethbridge County, Alberta

Welcome to this rare gem nestled in a quiet cul-de-sac near the coulees and right next to a beautiful park! Sitting on a full acre of land, this lovingly maintained home offers the perfect blend of privacy, space, and convenience. Surrounded by mature trees, the park-like yard features a spacious back deck—ideal for summer entertaining or quiet evenings under the stars. Inside, you'll find four bedrooms and three full bathrooms, including a generous primary suite with an ensuite bath. The heart of the home is a large, open-concept kitchen with an island and a unique walk-in refrigerated room—perfect for serious cooks or entertaining in style. Two separate living rooms upstairs provide flexible living space, with one offering the warmth and charm of a cozy gas fireplace. Downstairs, the partially finished basement offers fantastic potential for expansion—whether you need more bedrooms, a home office, or a recreational area, the opportunity is there to make it your own. Additional highlights include central air conditioning, several new windows throughout, a large U-shaped front driveway for ample off-street parking, and a double attached garage. While located in the county for a quieter, more spacious lifestyle, the home benefits from the convenience of city water services. This is a property that truly has great bones, incredible outdoor space, and endless potential—all in a peaceful, sought-after location. Don't miss your chance to make it yours! Call your REALTOR® and book your



showing today!

Built in 1976

### Essential Information

MLS® #	A2237319
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,597
Acres	1.01
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7 Sunset Crescent
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1J 5S1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Stove, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	4
Zoning	GCR

## Listing Details

Listing Office	Grassroots Realty Group
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