



**GRASSROOTS**  
REALTY GROUP

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**1217 Great Lakes Place S**  
**Lethbridge, Alberta**

**MLS # A2213541**



**\$569,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Redwood   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,924 sq.ft.  | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac   |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Slate  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Stucco  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Natural Woodwork, No Smoking Home, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Garage Door Opener and Remote, Central A/C, Gas BBQ

Nestled in a serene neighborhood, this exquisite residence offers a harmonious blend of modern comfort and classic charm. Its stucco and brick accented exterior creates a welcoming facade, complemented by keyless entry for effortless access. As you step inside, be captivated by stunning wood accents and the elegance of slate tiling in the living room, which is enhanced by vaulted ceilings. The open-concept kitchen features custom wood cabinetry, stainless steel appliances, a gas cooktop, and a sleek glass tile backsplash. Enjoy seamless indoor-outdoor living with a kitchen walkout to the back deck, providing easy access to the spacious, fully fenced yard. The dining room boasts a cozy wood burning fireplace, perfect for intimate gatherings. Wood paneling on the ceiling and wood flooring throughout the main level add warmth and character to this inviting home. A conveniently located 2-piece bathroom and main floor laundry, equipped with Whirlpool appliances, complete the main level. Upstairs, discover three bedrooms and a 4-piece bathroom. The large primary bedroom is a private retreat, offering a walk-in closet and a luxurious 4-piece ensuite with a jetted soaker tub and a standup stall shower. The fully finished basement expands the living space, featuring two additional bedrooms, a 3-piece bathroom featuring a steam shower, and a versatile recreation room. Ample storage ensures organization is a breeze. An attached double car garage, complete with heat, electricity, and shelving, provides convenience and functionality. The expansive yard, framed by wood and brick fencing and home to a mature tree, offers plenty of space for relaxation and play. Just steps away from Cedar Park and a short walk to Henderson Lake, this home promises quiet residential living with the added benefit of community amenities close by. Don't miss

your chance to see this one!