



**GRASSROOTS**  
REALTY GROUP

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**3725 Oak Drive S**  
**Lethbridge, Alberta**

**MLS # A2217145**



**\$619,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Redwood   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,303 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Attached Carport, Off Street, Parking Pad, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane   |               |                   |

|                    |                            |                   |     |
|--------------------|----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Flat Torch Membrane        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Stucco, Wood Siding | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                |                   |     |

**Inclusions:** Washer/Dryer, AC, Central Vac (All AS IS)

Welcome to this stunning, fully renovated 1300 sq feet bi-level home offering the perfect blend of modern elegance and spacious living. With 6 bedrooms and 3 beautifully updated bathrooms, this residence is ideal for large families or those who love to entertain. Step inside to discover a bright and airy open-concept main floor featuring high-end finishes, luxury flooring, and abundant natural light. The kitchen boasts sleek quartz countertops and high-end cabinetry, and stainless steel appliances, flowing seamlessly into a spacious dining and living area- perfect for gatherings. Just off the dining room is access to your huge fully covered back deck. The main floor features 2 bedrooms and main bathroom plus a good-sized primary bedroom along with its own 3-piece ensuite. The lower level offers a second expansive living space, ideal for a media room, playroom or whatever you can imagine. Along with 3 more bedrooms and another 4-piece bathroom, a large laundry room and plenty of storage space. Let's not forget, through the laundry room is another access to your large backyard, which offers RV parking or space for a possible second future garage. Conveniently located near schools, parks and shopping, this move-in-ready gem offers the perfect balance of style, space and location.