



**GRASSROOTS**  
REALTY GROUP

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**725 Atlantic Cove W  
Lethbridge, Alberta**

**MLS # A2219840**



**\$525,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, window coverings, A/C unit garage door opener and remote

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!