



GRASSROOTS
REALTY GROUP

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**4558 40 Avenue S
Lethbridge, Alberta**

MLS # A2220938



\$725,000

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,186 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	see appliances, plus: tv mounts(no tv's)		

BIG BEAUTIFUL 5 BED, 3 BATH MODIFIED BI-LEVEL HOME WITH WALK-UP TO YARD BASEMENT & MORE THAN 3500 SQUARE FEET OF TOTAL LIVING SPACE! Hardiplank cement fiber board exterior siding with stone accents. Large 24x26 double garage! Main entry features foyer with tiled floors, grand entry, and closet for your coats. There is also an entrance to the garage. Main level is an open plan with vaulted ceilings and hardwood floors in kitchen, dining room, and living room. Kitchen has granite counters, stainless steel appliances(including brand new fridge), plenty of cupboards, and a large pantry. There is even a homework/laptop station for getting some work done. Dining room is a good size and fits a large table. There is also a door to the covered deck out back and a gas line for your BBQ. Back inside the living room features a gas fireplace with mantle and stone surround. Large windows adorn the south facing rear of the home and let in tons of natural light. Main floor also has 2 big bedrooms with carpet flooring and a full bathroom with tub/shower combo. Upper level houses a laundry room, and a primary retreat bedroom that has a tray ceiling, 5 piece ensuite with double sinks, large soaker tub, and separate walk-in shower. There is also a big walk-in closet. Fully developed basement has massive family room with another gas fireplace, wet bar, 2 more large bedrooms(each with their own walk-in closet), another full bathroom, storage area, and utility/furnace room with secondary laundry hookups. Home has conveniences of central a/c and tankless hot water. Step outside to the covered patio with just 3 steps up to the backyard. The backyard is fenced & landscaped with underground sprinklers, of course. Home backs alley and has walk-out gate access. Move in and enjoy summer in one of Lethbridge's Best South Side Neighbourhoods!

Just down the street is park space to run and play!