



**GRASSROOTS**  
REALTY GROUP

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**2705 32A Avenue S  
Lethbridge, Alberta**

**MLS # A2235049**



**\$700,000**

<b>Division:</b>	West Mayor Magrath Dr		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, garage door opener + remote, central air conditioner, hood fan, central vacuum, humidifier

It's not often we see homes pop up in the quiet community of West Mayor Magrath Drive - this tucked away area is the perfect location and yet feels like an escape from the city. Situated in a cul-de-sac on a 14,750 sq/ft pie shaped lot, this property offers a tremendous amount of green space to enjoy! A fully finished bi-level with 2 oversized double garages, plentiful storage options and multiple patios. There is an extended front driveway that offers ample parking for you and your guests, the main floor enjoys a bright living and kitchen area with allocated dining space, a quiet sun room that is great flex space, mud room for storage and that's only half the main floor! There's 3 bedrooms, a piece 4 bathroom and a 2 piece ensuite to boot! The basement has a family room complete with wood burning fireplace, HUGE storage rooms, 2 more bedrooms, 3 piece bathroom and a walk-out directly to the attached tandem garage which measures 19'9" x 36'1". The detached garage is a whopping 32" x 24' with a 10' ceiling (perfect height for lifts!) and the yard is your private oasis with mature trees, garden space and more!