



GRASSROOTS
REALTY GROUP

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3710 Oak Drive S
Lethbridge, Alberta

MLS # A2239717



\$750,000

Division:	Redwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,404 sq.ft.	Age:	1982 (43 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Stone Counters, Storage, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, AC, Window Coverings, UG Sprinkler system, Garage Door Opener, Central Vac w Attachments

Immaculate and spacious, this 6-bedroom home is ideal for a large or growing family. Step into the grand foyer and you're welcomed by a formal living room and dining area—perfect for entertaining. The kitchen features sleek stainless steel appliances, beautiful quartz countertops, and opens to a cozy breakfast nook and family room complete with a charming brick fireplace and wet bar. A powder room and main floor laundry add to the convenience. Upstairs, you'll find three bedrooms, including the generously sized primary suite with a walk-in closet and ensuite with shower. A handy laundry chute connects directly to the laundry room below. The fully developed basement offers a spacious rec room with a second brick fireplace, three additional bedrooms, a roughed-in bathroom, and ample storage. Enjoy the warmer months in the seasonal sunroom overlooking the well-landscaped yard. Located just steps from a nearby park, this home is the perfect blend of space, comfort, and family-friendly living.