



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1217 Great Lakes Place S
Lethbridge, Alberta**

MLS # A2252624



\$559,000

Division:	Redwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,924 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Hood Fan, Garage Door Opener and Remote, Water Softener, Central A/C, Gas BBQ

Nestled in a serene neighborhood, this fantastic 5 bedroom home offers a harmonious blend of modern comfort and classic charm. As you step inside, be captivated by stunning wood accents and the elegance of slate tiling in the living room, which is enhanced by vaulted ceilings. The open-concept kitchen features custom wood cabinetry, stainless steel appliances, a gas cooktop, and a sleek glass tile backsplash. Enjoy seamless indoor-outdoor living with a kitchen walkout to the back deck, providing easy access to the spacious, fully fenced yard. The dining room boasts a cozy gas fireplace, perfect for intimate gatherings. Wood shiplap on the ceiling and hardwood flooring throughout the main level add warmth and character to this inviting home. A conveniently located 2-piece bathroom and main floor laundry, complete the main level. Upstairs, discover three bedrooms and a 4-piece bathroom. The large primary bedroom is a private retreat, offering a walk-in closet and a luxurious 4-piece ensuite with a jetted soaker tub and a walk-in shower. The fully finished basement expands the living space, featuring two additional bedrooms, a 3-piece bathroom including a steam shower, and a versatile recreation room. Ample storage ensures organization is a breeze. An attached double car garage, complete with heat, electricity, and shelving, provides convenience and functionality. The expansive yard, framed by wood and brick fencing, offers plenty of space for relaxation and play. Just steps away from Cedar Park, with its playground area and walking distance to Henderson Lake and Lakeview school, this home promises quiet residential living with the added benefit of community amenities close by.