



GRASSROOTS
REALTY GROUP

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

**245 Agnes Short Place N
Lethbridge, Alberta**

MLS # A2259100



\$550,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: Dishwasher, Gas Stove, OTR Microwave, Refrigerator, Washer and Dryer, Window coverings

Located at 245 Agnes Short Place, this two-story home, built by Galko Homes in 2018, is nestled in a quiet street adjacent to the Coulees, with convenient access to numerous walking trails. The property boasts a massive yard, 148' deep, with lane access that allows for the potential to build a detached oversized garage at the rear in addition to the existing double attached garage at the front. Fully landscaped and equipped with a shed, underground sprinklers, and a two-tier deck perfect for summer nights, the outdoor space is as inviting as it is versatile. Inside, the expansive living space flows seamlessly into the dining area and modern kitchen, which features white quartz countertops, an undermount stainless steel sink, steel appliances, and ample storage. A half bath near the back entrance adds extra convenience. Ascending to the second floor, there's black iron railing and air conditioning, you will find three well-appointed bedrooms and two and a half bathrooms. The primary bedroom at the rear of the home features an en suite with in-floor heating and a five-foot shower, enhanced with extra shelving on the side. A second-floor laundry area, situated conveniently close to the bedrooms, adds a practical touch. The basement is partially developed and offers a cozy family room complete with a gas fireplace. Additionally, an extra bedroom and bathroom have had electrical and drywall done. Close to local amenities, making this property both a comfortable family home and a practical choice for everyday living!