



**2806 35 Avenue S  
Lethbridge, Alberta**

**MLS # A2267404**

**\$725,000**



<b>Division:</b>	West Mayor Magrath Dr		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,556 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Workshop in Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** All window coverings, fridge, stove, dishwasher, OTR microwave, washer & dryer down, central vac and attachments, , garage heater, garage door opener and controls, pool table, 3 kitchen stools, black garage shelving, fridge and freezer down.

This sprawling bungalow enjoys a rare location in a quiet Cul de sac of quality homes, backing onto a pond and adjacent to the coulees, yet walking distance to shopping and restaurants. Custom designed and built by NR (Orlando), you'll love the spacious front foyer, bright living spaces with the rear south exposure, and extra-large windows throughout. Beautiful kitchen features maple cabinets, quartz counters, and upgraded appliances, the living room is warmed with architectural detail and a cozy fireplace, and the dinette opens onto the large deck overlooking the rear yard and pond. A nice master suite with walk in closet and ensuite bath, 2nd bedroom or den, and 4-piece guest bath completes the main floor. Fully developed basement features huge family and games room, complete with pool table and gas fireplace, 2 more comfortable bedrooms, 3-piece bath, laundry/craft room, and lots of storage. The double attached garage is heated and includes an additional workshop area. Professionally fenced and landscaped, this is an exceptional, one of a kind home, sure to please the most discriminating buyer.