



**GRASSROOTS**  
REALTY GROUP

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**4622 31 Avenue S  
Lethbridge, Alberta**

**MLS # A2277710**



**\$699,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,017 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RCL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Deck, Fence, Front Landscaping

WHAT A HOME! What a Location! Backing onto the Pond. THE "Julian" by AVONLEA HOMES The home has a main floor office, huge walk-through mudroom/pantry, and 2 storey ceilings in the living room! Kitchen, Dining, living area are all wide open. Enjoy the large windows and the great view of the lake. For those working at home there is a great office located on the main floor. The bonus room is perfect for movie nights. The master suite has a big walk-in closet ,and 5 piece ensuite! Basement is undeveloped but set up for family room, bedroom and another full bathroom.Great location for that growing family close to school, park and Play Ground. Home is virtually staged. New Home warranty. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply