



**3721 Oak Drive S
Lethbridge, Alberta**

MLS # A2075751



\$699,000

Division:	Redwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Brick, See Remarks	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	N/A		

A Home for Healthy Living and Active Lifestyle. The original owner of this home has meticulously maintained and upgraded it throughout the years culminating in an esthetically appealing property. Located in a choice southside neighbourhood steps from Redwood Park this 3-bedroom home will not disappoint. A large tandem garage is the perfect place to store your RV, watercraft and skidoos and can easily accommodate two car lifts for the car buff. A spacious home gym is conveniently located steps from the gorgeous in-ground pool where you can cool off during the hot summer days, but also a place where you can gather with family and friends. The main floor features an office, laundry room, and family room with fireplace where garden doors open up onto your private sanctuary where you can enjoy al fresco dining by the pool. The beautifully renovated kitchen makes entertaining a breeze and opens up into a great room with vaulted ceilings. A cozy " teenager space" is located at the upper level with patio doors to a deck and a spacious games room on the lower level.