



GRASSROOTS
REALTY GROUP

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4437 31 Avenue S
Lethbridge, Alberta

MLS # A2100747



\$649,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,166 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

The Kinley by Stranville Living Master Builder - this 2 storey is nothing short of stunning! If you are on the hunt for a home that is unique, practical and stylish, this floor plan is the one for you! There is a main floor flex space (great for either home office, play room or service area) that is conveniently tucked away from your living area to ensure privacy (and maybe some peace and quiet!). There is a walk-through butlers pantry that welcomes you to a huge kitchen, living and dining area, complete with a desk, panel front appliances, induction cooktop and enough counter space to do all types of baking! There's a cozy electric fireplace in the living room that shares a view of the green space of Dr. Robert Plaxton Elementary School you back onto. The second floor is smartly divided to ensure the primary suite feels like a luxurious retreat. From an upper level laundry room that includes storage, a bonus room, 4 piece bathroom and 2 bedrooms (one with walk-in closet) there is plenty of space for the kids! The primary overlooks the green space with a spa-like 5 piece ensuite, including a gorgeous soaker tub and private toilet room! To finish off the primary retreat, there is a well sized walk-in closet with plentiful natural light. The basement is ready for development based on your needs. Only a short distance away from all of your major amenities plus across the street from the Southbrook lake - which features a great walking path for your 4 legged friends!