



**GRASSROOTS**  
REALTY GROUP

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**4506 31 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2112809**



**\$749,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,008 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

<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>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Blinds, LED exterior lights, solar lights, underground sprinklers, TV wall mount bracket, garage gas heater

Discover a home that redefines everyday living in Lethbridge, where stunning pond views meet sun-soaked serenity. This move-in ready gem features 4 bedrooms, 3.5 baths, and a full walk-out basement, creating an airy and inviting atmosphere far removed from the typical basement feel. The open-concept main floor is a haven for gatherings, seamlessly blending the kitchen, dining, and living areas into a communal space perfect for making memories. Retreat to the upper level where a cozy bonus room offers a quiet escape for relaxation with Netflix or a good book. The primary bedroom is a sanctuary, complete with a 5pc ensuite, walk-in closet, and captivating views. Two additional bedrooms on this level cater to family or guests, offering flexibility and comfort. The lower level presents a spacious family room, an additional bedroom, and bathroom, ensuring ample space for all. Outdoors, enjoy privacy in a completely fenced yard with underground sprinklers, topped off with the convenience of a heated double garage. Explore the photos, floorplan, and virtual tour to see if this house feels like home.