



2703 4 Avenue S
Lethbridge, Alberta

MLS # A2135613



\$489,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,168 sq.ft.	Age:	1952 (72 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Many Trees, Street Li		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Storage, Sump Pump(s)		

Inclusions: Air Conditioner, Dishwasher, Garburator, Gas Range, Microwave, Hood fan, Refrigerator, Trash Compactor, Washer and Dryer, All window coverings including curtains, rods, and blinds, 2 x Garage Door Openers, Alarm System with TV Monitor (Contract not Included).

Welcome to this expansive 2,168 square-foot bungalow, the ideal retreat for those who cherish spacious, well-appointed living. This home boasts five distinct living areas, five bedrooms, and three full bathrooms, ensuring ample space for everyone. Recently updated, the property features a modern kitchen with new countertops and appliances, fresh flooring, and a renovated basement. As you approach this charming corner-lot home, you'll be greeted by its impressive curb appeal, enhanced by the lush greenery of large green ash, a weeping birch, and pine trees. Step inside to find an oversized double garage accessible from the foyer, which also includes a closet and a three-piece bathroom. The foyer opens to a generous 17 x 32-foot rec room, once home to an indoor pool. This space has been beautifully remodeled, with a 12 x 24-foot storage area beneath it. The side yard offers a substantial concrete pad with a retractable fence, perfect for parking a 45-foot RV trailer. Additionally, a 30-amp system has been roughed in for convenient trailer charging. The home has seen numerous updates over the years, including a new hot water tank in 2015, a water softener installed in 2020, and windows approximately 15 years old. It is equipped with three furnaces and features varied roof ages: 2 years for the flat roof, 5 years for the rec room, and 22-23 years for the asphalt shingles. The property is pre-wired to host an extensive camera security system, and both gas valves on the fireplaces have been replaced in the last two years. What truly stands out with this home is the variety of living spaces, from the huge rec room to the sunroom, family room, living room, and basement living room. There is truly a place for everyone in the family to enjoy. Meticulously maintained by the sellers over the past 34 years, this home is clean and well cared for. Any issues that have

arisen have been promptly addressed, ensuring a move-in-ready experience for the new owners. Living on the south side comes with added perks, such as direct mail delivery to your door and alleyway garbage pickup, keeping your garbage, recycling, and organic bins neatly tucked away. Conveniently located, you are just minutes away from amenities, shopping, restaurants, parks, paths and schools. Don't miss out on this exceptional home – contact your favorite realtor today to schedule a showing!