



**4505 25 Avenue S  
Lethbridge, Alberta**

**MLS # A2138726**



**\$629,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,023 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<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, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Welcome to the Perth III by Stranville Living Master Builder. Discover the epitome of luxury and modern living in the stunning Perth III, a newly constructed home by Stranville Living Master Builder. Spanning over 2000 square feet, this home is designed to impress with its elegant features and meticulous attention to detail. The main level boasts an upgraded kitchen that is a chef's dream. Featuring sleek quartz countertops, a built-in paneled fridge and dishwasher, an induction cooktop, and a built-in oven and microwave, this kitchen offers a clean and minimalist aesthetic. Adjacent to the kitchen, you'll find a spacious butler's pantry and a walk-in closet, perfect for all your storage needs. The mudroom, conveniently located through the pantry, provides seamless access to the double car garage. Prepare to be amazed by the living room with its open-to-above ceilings and expansive windows that stretch to the ceiling, allowing natural light to flood the space. These windows also offer a breathtaking view of the oversized kite-shaped lot. The second level features a versatile bonus room, perfect for a family room, home office, or play area. Situated at the back of the home, the primary bedroom offers privacy and tranquility. It overlooks the large lot and is thoughtfully separated from the other two bedrooms on this level. The ensuite bathroom is a sanctuary of relaxation, featuring two vanities, a standalone soaker tub, a walk-in tiled shower, and a discreet water closet. Continue through to the expansive walk-in closet, which is conveniently connected to the main laundry room. The Perth III is more than just a home; it's a lifestyle. With its sophisticated design, high-end finishes, and functional layout, this residence provides the perfect blend of comfort and elegance. Experience the Stranville Living difference with the Perth III, where every detail is crafted to perfection.