



GRASSROOTS
REALTY GROUP

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13, 990 Scenic Drive S
Lethbridge, Alberta

MLS # A2141919



\$575,000

Division:	Fleetwood		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,172 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Standard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s)		

Inclusions: fridge, wall oven, cooktop, dishwasher, central air conditioner, washer/dryer, window coverings, microwave, garage heater, underground sprinklers

Welcome to the elusive English Oaks! This executive community has unprecedented coulee views and incredible access to amenities. This unit boasts recent upgrades, 2 bedrooms, 2.5 bathrooms, 2 fireplaces, 2 patios with the upper deck having a motorized wind screen and louvers, and we're just getting started! A bungalow with only one shared wall, the main floor has soaring vaulted ceilings, an open flow between the kitchen, living and dining space and offers a convenient half bathroom + laundry room. The kitchen has granite counter tops, access to the deck that has a recently installed retractable wind screen and a well sized dining area for bigger dinner parties! The primary suite offers the direct coulee views, dual closets, 4 piece en suite (including a double vanity) and plentiful bathroom storage! The finished, walk-out basement hosts a 3 sided fireplace that makes the whole family room cozy, a storage space, second bedroom and 4 piece bathroom. Both the furnace and AC is new as of spring 2024 and have transferable warranties to the new owner. The condo association manages the grounds and with only 15 properties in this entire complex you'll enjoy the privacy and tranquility of English Oaks!