



GRASSROOTS
REALTY GROUP

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4410 40 Avenue S
Lethbridge, Alberta

MLS # A2142745



\$585,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Wall Microwave, A/C, Window Coverings, Garage Door Openers and Remotes

Welcome to your dream homes… I mean dream home. This former show home is the one you've been waiting for! This layout was designed with families in mind. The main floor features an awesome kitchen with a built-in dining room table! The kitchen has tons of storage, great appliances, and nice quartz counters. All stainless-steel appliances are included. (Fridge, stove, dishwasher, wall microwave). The huge main floor living room gives you tons of space to entertain. Boasting 4 spacious bedrooms on the upper floor, including a massive master suite, this residence offers the perfect blend of comfort and style. The master bedroom features a generous walk-in closet and an ensuite bathroom equipped with his and hers sinks alongside a walk-in shower. A standout feature of this exquisite property is its dual garage setup – a rarity and a dream for car enthusiasts or those in need of extra storage space. The double attached garage measures an impressive 20x21 feet, while the double detached garage offers ample space at 24x24 feet, ensuring all your storage and parking needs are effortlessly met. The basement is ready for you to develop and build some sweat equity. Outside, you get a fully fenced, fully landscaped yard with underground sprinklers and a nice deck. Did I mention the second garage. Oh ya, I did.

This property doesn't just offer a house; it offers a lifestyle, combining luxury, comfort, and practicality in one package. Don't miss the opportunity to make this exceptional home yours. With all the bells and whistles of a former show home, plus the unique benefit of two garages, this property is ready to go for you!