



GRASSROOTS
REALTY GROUP

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4725 40 Avenue S
Lethbridge, Alberta

MLS # A2147509



\$714,999

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,200 sq.ft.	Age:	2021 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Interior		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Other, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s)

Inclusions: EV plug-in, Underground Sprinklers, Shed, Garage Heater, Water Softener, Brand New Humidifier

Welcome to this charming Bi-Level home with 5 Bedrooms, 3 Bathrooms, a Walk-out basement located in a very desirable, family oriented neighborhood in Southgate community and walking distance to major shopping centers! As you walk up to the front entrance, you'll be amazed by a spacious and covered veranda which leads to a very welcoming foyer with high ceilings. Enjoy the open floor plan with total livable space of 3603 Sq.Ft. that features a Spacious attached Double-Garage, massive covered deck with BBQ Gas line and stairs to access backyard, and a Large Finished Basement which walks up to grade on to a Large Patio along with extra concrete on side for future hot tub. The Beautiful Modern style Kitchen is The Heart Of The Home complete with Large customized island, elegant Cabinets with Gold finish handles/faucet, custom built hood fan, extra built-in countertop by a wine fridge for beverages, walk-in pantry, Gas cook top stove, and all Stainless Steel Appliances. There is an immaculate living room with a customized wall decorated with stone around gas fireplace as well as a special design for television over the mantle. The 'ceiling on the main floor makes the open floor plan seem bigger and more open. Living room and dining area has big windows looking on to the massive Covered Deck and also, the backyard that let lots of natural light come in throughout the day and nice sunset views in the evening, backing on to Green Space, without any neighbors at the back (Or Front). There are two great sized bedrooms, a full 3-piece bathroom, and a linen closet on main floor for kids to play and sleep on the same floor or can be used as office space. Upper Floor consists of a massive Master Bedroom with tray ceilings, with a Barn door separating 5-piece en-suite, with a tiled-in separate Bath tub to relax and read a book may be, customized

Walk-in Shower fully tiled and glass on two sides, and a Walk-in closet. Going downstairs there is a Fully finished Walk-Out basement with lots of big windows and a glass door leading to a lower level covered patio meaning natural light all day long. Basement consists of a massive family/rec room that can be a play zone for kids, gym area for adults, or even great for gatherings with a privacy wall along with a big closet, separating common area from two large bedrooms, walk-in closets in each, and a 3-piece bathroom with a walk-in shower. Built in 2021, this home is fully equipped with Central AC, Heating, Water Softener, and Underground Sprinklers perfect for the fully-fenced Backyard ideal for Kids and Pets. There is a great Laundry room upstairs as well as a hook-up in utility room for an extra set. Home in Pristine Condition: no pets, never smoked. Contact your favorite Realtor today!