



**GRASSROOTS**  
REALTY GROUP

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**3721 Oak Drive S**  
**Lethbridge, Alberta**

**MLS # A2163297**



**\$650,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,470 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Central Vacuum, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s)

**Inclusions:** A/C, Dishwasher, Garage Door opener and remote, Range, Fridge, All Window Coverings, Central Vacuum and attachments, Pool Equipment, Reverse Osmosis water

Stunning, One-of-a-Kind Retreat in a Prime Southside Location! This exceptional property offers a unique blend of luxury and comfort, nestled in one of the most sought-after areas. With its expansive layout and striking features, this home is designed for both relaxation and entertaining. The beautifully landscaped backyard boasts a sparkling inground pool, perfect for summer gatherings, while the attached double garage and oversized additional garage provide ample space for vehicles and an ideal workshop. Step inside to a welcoming foyer, leading to an impressive open-concept main floor with soaring vaulted ceilings. The custom-designed kitchen is a chef's dream, complete with a large island, high-end stainless steel appliances, and stylish custom cabinetry. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with a private balcony and an ensuite. The upper loft offers a perfect retreat, with its own balcony overlooking the backyard and pool, while the ground level invites you to unwind in the cozy family room with a fireplace and garden doors to the outdoor oasis. A versatile fourth bedroom, ideal for a home office, along with a powder room and laundry, round out the main level. In the basement, a generous rec room, ample storage, and a second laundry area in the mechanical room ensure plenty of functionality and space for all your needs. Located near parks, Henderson Lake, and Golf Course, with quick access to southside amenities, this home truly has it all!