



GRASSROOTS
REALTY GROUP

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**525 Malahat Green W
Lethbridge, Alberta**

MLS # A2174464



\$609,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,032 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RCL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to the "Aerin" model by Avonlea Homes, BACKING ONTO PARK. Upon entry , hang up your coats in the beautiful mudroom conveniently situated near the larger garage entrance. Unload your groceries effortlessly with immediate access from the mud room to the walk through pantry, the main floor includes a convenient 2-piece bathroom, and a central staircase. The open concept adds to the entertaining- friendly layout.. Large windows throughout allow for natural sunlight to fill the home. The upper level features a spacious bonus room , 2 bedrooms, Master retreat with walk-in closeted 5 piece ensuite with separate tub and shower and dual sink. There is also a bright laundry room with laundry sink. Basement is undeveloped but set up for family room, bedroom and another full bathroom.. Enjoy the over-sized 24 x 24 Garage for 2 car parking and extra storage. Home is Virtually staged . New Home Warranty.