



GRASSROOTS
REALTY GROUP

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**4622 31 Avenue S
Lethbridge, Alberta**

MLS # A2175326



\$729,500

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

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: FULLY FENCED, DECK, FRONT LANDSCAPING

WHAT A HOME! What a Location! Backing onto the Pond. ready to move into for Xmas.THE "Julian" by AVONLEA HOMES The home has a main floor office, huge walk-through mudroom/pantry, and 2 storey ceilings in the living room! Kitchen, Dining, living area are all wide open. Enjoy the large windows and the great view of the lake. For those working at home there is a great office located on the main floor. The bonus room is perfect for movie nights. The master suite has a big walk-in closet ,and 5 piece ensuite! Basement is undeveloped but set up for family room, bedroom and another full bathroom.Great location for that growing family close to school, park and Play Ground. Home is virtually staged. New Home warranty. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply