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761 Violet Place W Lethbridge, Alberta

MLS # A2175343



\$569,800

Division:	Country Meadows Estates					
Type:	Residential/House					
Style:	2 Storey					
Size:	1,607 sq.ft.	Age:	2024 (1 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Double Garage Attached					
Lot Size:	0.08 Acre					
Lot Feat:	Back Yard					

Floors: Carpet, Laminate, Tile Sewer: - Roof: Asphalt Shingle Condo Fee: - Basement: Full, Unfinished, Walk-Out To Grade LLD: - Exterior: Concrete, Vinyl Siding, Wood Frame Zoning: RCL Foundation: Poured Concrete Utilities: -	Heating:	Forced Air	Water:	-
Basement: Full, Unfinished, Walk-Out To Grade LLD: - Exterior: Concrete, Vinyl Siding, Wood Frame Zoning: RCL	Floors:	Carpet, Laminate, Tile	Sewer:	-
Exterior: Concrete, Vinyl Siding, Wood Frame Zoning: RCL	Roof:	Asphalt Shingle	Condo Fee:	-
Controller, Williams, Wood Hallie	Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RCL
	Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Pantry, Walk-In Closet(s)

Inclusions: None

Fantastic 3 bedroom model by Avonlea with bonus room. WALKOUT BASEMENT. The bonus room could easily be converted to a 4th bedroom. This home welcomes you with a large entry way and closet to help keep things clutter free. Grocery delivery is made easy with a two-car attached garage with direct entry into the home. Enjoy the new additions to this model with mudroom off the garage and walk through pantry The main floor includes a convenient 2-piece washroom. The kitchen includes a central island, big walk through pantry, Stainless appliances, built in Microwave and dishwasher. The dining nook is adjacent and sits in front of large patio doors leading out to your optional rear deck. Beautiful large windows allow for an abundance of natural light to fill the home. The spacious 3 bedrooms and bonus room on the upper level will keep the whole family happy. Both the Master and one of the other upper bedrooms feature walk-in closets. Also new and improved is the convenience of laundry on the second level. The Kohen is the perfect family home, with a basement level that can be further developed to include family room, fourth bedroom and a full bath. The back yard has plenty of space for the growing family. Convenience of schools, park, and shopping near by. NHW. Home is virtually staged.FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply