



812 7 Avenue S
Lethbridge, Alberta

MLS # A2183905



\$459,000

Division:	London Road		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Side by Side		
Size:	1,690 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	RV Gated, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s), Tankless Hot Water		

Inclusions: none

Fantastic location-Central to everything! In a mature area with lots of trees and parks, and walking distance to downtown.. This fully developed 3 bed 3 bath, 1 and a half story half duplex was built in 2006 and it has so many upgrades I cant list them all. The first thing you'll notice is the beautiful curb appeal, front covered porch with beautiful wood accents, and fully fenced and landscaped yard. Moving inside you'll find a gorgeous open floor plan with tons of lighting accents throughout the house: In the built ins, the fireplace, the bar.. Rustic REAL hardwood flooring, maple cabinets in the huge kitchen with island, a two piece bath, a stunning fireplace that has wow factor all the way to the soaring ceiling. Upstairs is a master wing. An office tucked away in the mezzanine, a large master bedroom and a 4 piece ensuite complete with a big soaker tub, walk in shower, walk in closet, and a laundry shoot for total convenience! The basement is fully finished with 2 beds, a 3 piece bathroom, and a wet bar in the the main family space. This house features a hard wired speaker system, has central air and tankless hot water for maximizing comfort. Out the back door you'll find a cute porch with pergola, a maintenance free, fully fenced AstroTurf lawn with shrubs and a single sheltered and gated parking spot for extra security right beside the detached single garage. Like I said, this one was thoughtfully build, and is beautifully upgraded with all the fancy things in life! Call your agent and book your viewing today!