



931 9 Street S
Lethbridge, Alberta

MLS # A2187126



\$869,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,525 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Private, Underground Sprinklers,		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows, Wet Bar

Inclusions: stools are negotiable, hot tub included

Welcome to this absolute stunner! A gorgeous bungalow built in 2018, nestled in big mature trees on a double lot in a prime location with a paved alley. The exterior of this home is finished with Hardy board and tin so its strong and maintenance free. Windows windows and more windows!! Huge windows through out the main floor allowing the interior of the home to seamlessly connect you with the surrounding nature outside. All the finest things in life are right here.. Double garage finished and heated, private yard with high fence built on a retaining wall, surrounded by huge trees, irrigation system, composite deck with umbrella and exterior lights, hot tub, front courtyard with planters, stunning steps leading up the the front door just inviting you up to this amazing property. Inside the house is a full-on oasis. A wide open light, bright, airy space with 10' ceilings, trimmed with Hunter Douglas blinds and vinyl plank floors. This house has quartz countertops throughout, and in the kitchen you'll also find a huge solid walnut custom island measuring almost 12 feet long! This island has no appliances in it, so it easily accommodates seating 360deg;. Coffee station, under cabinet lighting, gas stove, main floor laundry, main floor master with double vanity ensuite and custom tile shower and also custom built in closets. A second bedroom and a second full bathroom also with custom shower complete the main floor. The fully finished lower level has big windows too! A craft space and big family room equipped with wet bar make up the general space, with storage and just an all round great room for gathering. You'll also find 2 more bedrooms, each with their own walk in closets, and another double vanity bathroom split for easy sharing, with a separate water closet, and separate shower room so no one is in anyone's way! Very cool. There's also utility complete with central air, HVAC

system as well as tankless hot water on demand, and last but certainly not least, there's also a hair salon down there. Your gonna want to race to the phone to call your agent- This one wont last long on the market.