



**4545 25 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2197357**



**\$619,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,710 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, ac, garage door opener and remote, blinds, shed

This Avonlea built home is a STUNNER and sure to wow! Located in the incredibly desirable Discovery neighbourhood, this 2022 built home is fully finished from exterior to interior and is ready for you and your family to move on in! Unlike most new builds this home comes with: window coverings, a washer and dryer, beautiful back and front yard landscaping including fencing, a garden shed, a massive back deck (with low maintenance composite decking), central air conditioning, a FULLY FINISHED basement, and a wet bar!! The Isla layout by Avonlea provides your family with a large bonus room upstairs, a spacious primary bedroom with a huge walk-in closet and double vanity sink in the ensuite, quartz countertops in the kitchen, a corner pantry, a double attached garage, sliding patio doors and massive windows throughout providing tons of natural light, and beautiful light fixtures and laminate flooring. Whether you are a growing family, or a professional couple or single just looking for a fantastic home, this is the one for you! With all the extras this property offers it is simply a no-brainer! Call your REALTOR&reg; and book your showing today!!