



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4506 31 Avenue S
Lethbridge, Alberta**

MLS # A2205354



\$749,000

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,007 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	shelves in laundry room		

STOP THE CAR!! Before you go over to the brand new Show Homes, you may want to stop and take a serious look at this turn key beauty of a home!! With the existing cost of construction, you would be hard pressed to replace exactly what this home features at todays rising prices. This two story home features a fully developed walk out basement, to a quality finished landscaped backyard complete with under ground sprinklers, over \$10,000.00 worth of concrete in patio and side yard steps. The pressure treated fence is all done and who would guess that was \$8600.00. The glass privacy screen (\$3600.) washed gravel (\$4045.00) trees & shrubs (\$1485.00) underground sprinkler system front & back (\$4200.) exterior lights(\$3537.00) Landscape prep(\$2475.00) makes this home so complete. Caution to buyers before purchasing brand new, without the knowledge of how much the "extras" cost today. Over \$46,000 worth of extras was spent including heater for garage(\$2500.00) appliance upgrade from builder grade(\$2200.00) window coverings(\$2750.00). The main floor has the best mudroom entry and a perfect place for the kids backpacks, and shoes and coats as they come home from one of the newest schools built in the latest southside subdivision called DISCOVERY. With 4 bedrooms, bonus room upstairs, 4 bathrooms, fully developed walk out basement (\$36,000.00 for basement to be completed) this should check a lot of boxes for most growing families. The pantry makeover from plain open wire shelving was \$3300.00) and now looks like a custom finished pantry to add to the fantastic kitchen design. The back of the home looks over Lake and in a few years when the landscaping matures you will come to appreciate the extra dollars of a Lake Lot will be worth it!. This house is also situated one street over from the new Southbrook School so an easy walk.

This up and coming neighborhood is growing quickly. The demand for new homes is growing, and rarely do you see one that is pre-owned but practically brand new so be sure to consider this gorgeous home. If you are a garage person, this home has very high ceilings, so should accommodate a lift or lots of space for storage. Shows 10 out of 10!!