



**GRASSROOTS**  
REALTY GROUP

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**4562 40 Avenue S  
Lethbridge, Alberta**

**MLS # A2209441**



**\$776,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** Call seller directly

Click brochure link for more details. This absolutely, GORGEOUS home on the south side of Lethbridge is calling for you!! From its location in a family-friendly neighbourhood to its double garage, back alley access, accent wood ceiling on the covered front step, and hardie board siding this home is just as stunning on the outside as on the inside! The backyard contains an established lawn, landscaping and underground sprinklers (in both the front and back grass), backyard wood ceiling covered vinyl deck with a natural gas hookup, garden boxes, and a covered walk up from the basement. Stepping inside you will appreciate all the custom upgrades: 9 foot ceilings on every level of the home, custom shiplap everywhere you look, custom primary bedroom with shiplap ceiling and wainscoting molding, walk-in closets in the basement bedrooms and primary bedroom, the upstairs 2 bedrooms have shiplap ceiling and accent wall, large laundry room with cabinetry and clothes hanger, stainless steel appliances, quartz countertops, laminate hardwood floors on every level, with beautiful carpet in the 2 large basement bedrooms, open downstairs family room with wet bar, spacious main floor living room with German schmear natural gas fireplace, and so much more! Every washroom has upgraded printed tile. The primary bedroom is peacefully breathtaking and invites you to relax, the on-suite washroom has a shower, stand alone soaker tub, double vanity, walk-in closet, and PLENTY of space for a king-sized bed. Besides all of these incredible features, the home has central air conditioning, a large island in the kitchen, has been immaculately maintained, and is within walking distance of a green space, parks, and just a quick drive to Costco, other shopping, doctors' offices, restaurants, and schools! If you are looking for the perfect family home, you found it!!

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