



**GRASSROOTS**  
REALTY GROUP

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**3817 Pine Crescent S  
Lethbridge, Alberta**

**MLS # A2209805**



**\$440,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Drive Through		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Storage		

**Inclusions:** built in stove, electric stove top, microwave hood fan, dishwasher, washer & dryer, all window coverings, Tv and mount (kitchen), backyard shed, A/C unit, garage door opener & controls

Welcome to 3817 Pine Crescent South, From the moment you arrive, the curb appeal stands out with a graceful blend of tan siding and red brick, accented by meticulously trimmed topiary trees. A curved driveway adds to the home's undeniable charm. Inside, the main level greets you with a bright, inviting living room featuring soft neutral tones, plush carpeting, and a stunning bay window that frames peaceful neighbourhood views. Just steps away, the dedicated dining area sits adjacent to the kitchen, with direct access to the backyard deck—perfect for indoor-outdoor living. The kitchen is designed with warmth and practicality in mind. Rich, solid wood cabinetry, sleek black countertops, and modern black appliances create a timeless feel, while a large picture window above the sink keeps the space light and fresh. The second level features the primary bedroom, complete with a private 2-piece ensuite, along with two additional bedrooms and a well-appointed 4-piece bathroom. On the third level, a spacious family room creates a warm and inviting atmosphere, highlighted by an eye-catching brick fireplace. This level also includes a generous fourth bedroom and a convenient 3-piece bathroom.