

**4506 31 Avenue S
Lethbridge, Alberta**

MLS # A2170473



\$719,800

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,007 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: blinds, LED exterior lights, solar lights, underground sprinklers, TV wall mount bracket, garage gas heater

Welcome to a home that harmonizes nature's beauty with modern elegance. Enjoy exceptional pond views from the comfort of your living room, where the sun-drenched ambiance creates a serene atmosphere you'll love. This move-in-ready residence features 4 bedrooms, 3.5 baths, and a full walk-out basement, offering both style and comfort. Upgraded features throughout the home ensure that every detail has been thoughtfully designed, allowing you to move in with nothing to worry about. The open-concept main floor is perfect for hosting, effortlessly connecting the kitchen, dining, and living spaces. Whether entertaining or enjoying a quiet evening, the stunning views are always in sight. Upstairs, a cozy bonus room provides a peaceful escape for relaxation, while the primary bedroom serves as a private retreat with a luxurious 5pc ensuite, walk-in closet, and more of those captivating pond views. Two additional bedrooms complete the upper level, offering comfort and versatility for family or guests. The fully developed lower level includes a spacious family room, an additional bedroom, and a full bath, providing ample space for every need. Outside, the private, fenced yard features underground sprinklers, while a heated double garage adds convenience and completes this exceptional property. With upgraded features throughout and a move-in-ready appeal, this is the home you've been waiting for. Explore the photos, floorplan, and virtual tour today—this is where your next chapter begins.