

**4517 25 Avenue S  
Lethbridge, Alberta**

**MLS # A2203332**



**\$588,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Discovery   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,678 sq.ft.  | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener  |               |                  |
| <b>Lot Size:</b> | 0.09 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed, Vinyl Siding, Wood Siding  | <b>Zoning:</b>    | R-CL |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** Fridge, stove, dishwasher, BI microwave, range hood, washer/dryer, window hardware/coverings, garage door opener/controls/remote, central AC, shed as is/where is, deck/step/privacy fence as is/where is, front/back UG sprinklers, irrigation drip system & WIFI controller, Gemstone lighting (\$3500), string lights on back deck, garage heater, basement sectional

This stunning 2-storey home, built in 2022, has been transformed from a beautiful but basic 3 bed/3 bath property into a fully upgraded, fully finished masterpiece! With 4 bedrooms, 4 bathrooms, and 3 oversized living rooms, over 2290sqft, this home offers unparalleled space and comfort. The attention to detail is evident throughout, with fantastic added features such as front & back underground sprinklers and a garden drip system, permanent exterior lights perfect for year-round celebrations, and a beautifully landscaped yard with deck lighting to enhance the outdoor experience. The custom window coverings offer both style and privacy, while additional windows on the garage door allow natural light to flood the space, boosting both functionality and curb appeal. For the car enthusiast or hobbyist, the garage is fully finished and HEATED, providing year-round usability. Extra storage in the back shed adds convenience, ensuring you have all the space you need. The neighborhood continues to grow, with a new school, parks, and beautiful developments adding even more value to this already thriving community. There's literally nothing left to do but move in, unpack, and make this immaculate, clean, bright, and inviting home your own!