



GRASSROOTS
REALTY GROUP

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**706 Violet Place W
Lethbridge, Alberta**

MLS # A2294483



\$699,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RCL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: underground Sprinklers, TV Mount

Avonlea show home for sale. Take advantage of all the upgrades and inclusions. Here's your chance to own a stunning 3 bedroom, 2.5 bathroom show home full of style and thoughtful details. Featuring upgraded beige James Hardie accent siding and elegant beige fieldstone accents, plus custom painted MDF and stained maple cabinetry, this home is designed to impress. Premium touches include Kohler fixtures, white quartz countertops with soft grey veining, a custom ensuite shower tile pattern, and a kitchen with a plastered hoodfan and spice shelf. Bathrooms and laundry feature beige terrazzo-inspired tile, and stained header details add character to the living room and primary bedroom windows. Bonus features include a spacious deck, Fenced, fully landscaped front and back yard, mudroom, walk in pantry, bonus room, washer and dryer, and air conditioning, painted garage, making this home as functional as it is beautiful. Basement is undeveloped but laid out for future 4th bedroom, bathroom and family room. Great location with walking distance to pond and playground. NHW