



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4541 25 Avenue S
Lethbridge, Alberta**

MLS # A2324312



\$569,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, Level, No Backyard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, gas stove, range hood, dishwasher, washer/dryer, UG sprinklers, garage door opener and remote, window hardware & coverings, deck/pergola, central ac

Open House Saturday June 27 Noon to 3pm. Welcome to the Kohen by Avonlea Homes, a thoughtfully designed family home. From the moment you enter, you'll appreciate the large front foyer and generous closet space designed to keep everyday clutter neatly tucked away. Enhanced from the original design, this home features a convenient mudroom off the ATTACHED garage and a walk-through pantry that seamlessly connects to the kitchen, making grocery runs effortless.. The bright and functional main floor includes a 2-piece powder room and an open-concept living area filled with natural light from large windows and patio doors leading to the expansive rear deck. The kitchen is beautifully appointed with a central island, stainless steel appliances, dishwasher, and a gas range. A custom-built pantry with shelving and cabinetry adds exceptional storage and functionality, doubling as a mudroom if needed. Upstairs, you'll find THREE generously sized bedrooms, including a spacious primary retreat with a walk-in closet. A second bedroom also features a walk-in closet, the bonus flex/living room that could be easily be converted into a fourth bedroom, providing flexibility for growing families or those needing additional workspace. The second-floor laundry room adds everyday convenience, and the high end stacking washer and dryer are included. Since purchasing, the owners have completed numerous upgrades and improvements, including additional feature décor walls in the nursery, primary bedroom, and main-floor bathroom to add charm and personality to the home. Outdoor living has been transformed with a huge deck and pergola, lights, raised garden and flower beds with separate irrigation systems, beautiful mature trees, and underground sprinklers servicing the lawns, gardens, and gravel landscaping was added to the area along the east side

of the home. Additional features include central air conditioning, a finished garage floor, a dedicated 20-amp/120-volt garage outlet, relocated microwave space to the pantry for improved kitchen functionality, and all window coverings and hardware. The undeveloped basement offers future potential for a family room, additional bedroom(s), and full bathroom (suggested floorplans in supps).