



**GRASSROOTS**  
REALTY GROUP

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**4618 31 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2325479**



**\$809,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,041 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, A/C unit, garage remotes

Looking for that perfect southside Lethbridge home? Look no further than 4618 31 Ave S! As soon as you enter the home, you are greeted with big windows and tons of natural light. The main floor is nice and open and the kitchen is a real showstopper. A big island and plenty of cabinet space to go along with a pantry means you have tons of storage options. There's plenty of space in the dining area for a large table and several chairs as well. And of course, the living room is nice and cozy with a fireplace and plenty of space for a TV and furniture. Moving upstairs, you have a huge family room that will be perfect for family movie night. The primary bedroom is to die for with a big walk-in closet and a 5pc ensuite. There are two more bedrooms upstairs as well as the laundry room. In the walk-out basement, you have another bedroom and a large rec room that can be turned into whatever you want. With a double attached garage and a parking pad out front, all of your parking needs are covered. Your new backyard has plenty of green space for the kids to run around. The deck will also be perfect for hanging out when the weather is warm. Don't sleep on this one, contact favourite REALTOR&reg; today!