



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1425 Scenic Drive S
Lethbridge, Alberta**

MLS # A2337022



\$499,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,267 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Carport, Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt, Rolled/Hot Mop	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Vinyl Windows		

Inclusions: Fridge, gas stove, dishwasher, washer/dryer, garage door opener/no remote, window hardware/coverings, water softener, shed/wood shed/side shed as is where is, basement fridge as is, fireplace as is/where is (wood burning with electric insert), pergola covered patio as is/where is, garage heater as is/where is

Renovated, versatile and move in ready, this 4 bedroom, 2 bathroom home offers an incredible combination of space, updates, storage and parking, with plenty of flexibility for homeowners and investors alike. The renovated kitchen is a cooks dream with beautiful stainless steel appliances, ample cabinetry and storage, while new flooring and gorgeous hardwood add warmth and character throughout. Nearly all windows have been replaced, along with new doors throughout the home. A clever hall closet conversion creates additional kitchen functionality with a tucked away coffee bar, drop station or extra prep space. Major mechanical updates include a newer hot water on demand system and newer high efficiency furnace, giving you added peace of mind. Downstairs, the spacious recreation room features a wood burning fireplace with a electric insert and offers plenty of flexibility. Need more living space, a home office, hobby room, den or potentially another bedroom? There is room to make this space work for your needs. Investors will appreciate the potential for future suite possibilities, while larger families will love the opportunity to create even more usable space. Outside, the property continues to deliver. The oversized 24 x 24 double attached garage is complemented by a large carport, plus RV parking at the rear. There is no shortage of space for vehicles, toys, hobbies or equipment. Multiple storage and hobby areas include a shed, wood shed and additional side shed attached to the carport. Enjoy the covered side patio and pergola, perfect for relaxing or entertaining, along with a low maintenance front yard that leaves more time for enjoying the home. With ample parking, storage, hobby space, gardening potential and quick access to major routes for an easy commute, this property offers exceptional versatility. Whether you are looking for a home with room to grow, a 4

bedroom property with potential for a 5th, or an investment opportunity with suite potential, this updated home has an impressive amount to offer. Virtually nothing left to do but move in and make it your own.