



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4537 25 Avenue S
Lethbridge, Alberta

MLS # A2352942

\$500,000

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry		

Inclusions: N/A

This three bedroom, three bathroom home is ready for you to move right in! With premium finishings and a great location close to a new school and playground, this 2-storey home offers plenty of comfortable space to enjoy and tons of room to grow into. On the main floor, the open layout features a living room, kitchen with central island and corner pantry, and dining room with large bright windows for natural light. Upstairs, three bedrooms surround a central hallway with a full four-piece bathroom and laundry. The basement is unfinished, meaning you can create the rec room of your dreams. And outside, there's tons of fun to be had in the backyard and around the lovely surrounding neighborhood with a rear patio to enjoy and a double attached garage to keep tools and toys in top condition. If a family home built in 2021 with comfort in mind sounds like the spot for you, give your REALTOR® a call and book a showing today! Seller is offering \$2500 cash back on close to help with the the closing cost of the buyer. This cash back is available to the first accepted offer prior to Oct 31, 2026 and that offer goes final.