

**3725 Oak Drive S  
Lethbridge, Alberta****MLS # A2217145****\$619,900**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Attached Carport, Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Washer/Dryer, AC, Central Vac (All AS IS)

Welcome to this stunning, fully renovated 1300 sq feet bi-level home offering the perfect blend of modern elegance and spacious living. With 6 bedrooms and 3 beautifully updated bathrooms, this residence is ideal for large families or those who love to entertain. Step inside to discover a bright and airy open-concept main floor featuring high-end finishes, luxury flooring, and abundant natural light. The kitchen boasts sleek quartz countertops and high-end cabinetry, and stainless steel appliances, flowing seamlessly into a spacious dining and living area- perfect for gatherings. Just off the dining room is access to your huge fully covered back deck. The main floor features 2 bedrooms and main bathroom plus a good-sized primary bedroom along with its own 3-piece ensuite. The lower level offers a second expansive living space, ideal for a media room, playroom or whatever you can imagine. Along with 3 more bedrooms and another 4-piece bathroom, a large laundry room and plenty of storage space. Let's not forget, through the laundry room is another access to your large backyard, which offers RV parking or space for a possible second future garage. Conveniently located near schools, parks and shopping, this move-in-ready gem offers the perfect balance of style, space and location.