

2705 32A Avenue S
Lethbridge, Alberta

MLS # A2235049



\$700,000

Division:	West Mayor Magrath Dr		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,328 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener + remote, central air conditioner, hood fan, central vacuum, humidifier

It's not often we see homes pop up in the quiet community of West Mayor Magrath Drive - this tucked away area is the perfect location and yet feels like an escape from the city. Situated in a cul-de-sac on a 14,750 sq/ft pie shaped lot, this property offers a tremendous amount of green space to enjoy! A fully finished bi-level with 2 oversized double garages, plentiful storage options and multiple patios. There is an extended front driveway that offers ample parking for you and your guests, the main floor enjoys a bright living and kitchen area with allocated dining space, a quiet sun room that is great flex space, mud room for storage and that's only half the main floor! There's 3 bedrooms, a piece 4 bathroom and a 2 piece ensuite to boot! The basement has a family room complete with wood burning fireplace, HUGE storage rooms, 2 more bedrooms, 3 piece bathroom and a walk-out directly to the attached tandem garage which measures 19'9" x 36'1". The detached garage is a whopping 32" x 24' with a 10' ceiling (perfect height for lifts!) and the yard is your private oasis with mature trees, garden space and more!