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714 Violet Place W Lethbridge, Alberta

MLS # A2180225



\$559,875

Division: Country Meadows Estates Residential/House Type: Style: 2 Storey Size: 1,673 sq.ft. Age: 2024 (1 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.09 Acre Lot Feat: Back Yard

Water: **Heating:** Forced Air Floors: Sewer: Carpet, Laminate, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Unfinished **Exterior:** Zoning: **RCL** Concrete, Vinyl Siding, Wood Frame Foundation: **Poured Concrete Utilities:**

Features: Kitchen Island, Pantry, Walk-In Closet(s)

Inclusions: None

The "Isla" by Avonlea Homes is the perfect family home. Located in the architecturally controlled community of Country Meadows. The main level hosts a notched out dining nook, eating bar on the kitchen island, walk in pantry. Large windows and tall ceilings make the main floor feel very bright and open. Also notice the new look of the flat painted ceilings. Upstairs resides the 3 bedrooms with the master including an en-suite and walk in closet. The ensuite has a large 5 foot walk-in shower and His/Her sinks. Great Bonus room area for the family to enjoy. Bonus room is in the middle of the upstairs giving privacy to the master retreat from the kids bedrooms. Convenience of laundry is also upstairs. The basement is undeveloped but set up for family room, bedroom and another full bath. Home is virtually Staged. New Home Warranty. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply