

# \$579,900 - 4517 25 Avenue S, Lethbridge

MLS® #A2203332

**\$579,900**

4 Bedroom, 4.00 Bathroom, 1,678 sqft

Residential on 0.09 Acres

Discovery, Lethbridge, Alberta

This stunning 2-storey home, built in 2022, has been transformed from a beautiful but basic 3 bed/3 bath property into a fully upgraded, fully finished masterpiece! With 4 bedrooms, 4 bathrooms, and 3 oversized living rooms, over 2290sqft, this home offers unparalleled space and comfort.

The attention to detail is evident throughout, with fantastic added features such as front & back underground sprinklers and a garden drip system, permanent exterior lights perfect for year-round celebrations, and a beautifully landscaped yard with deck lighting to enhance the outdoor experience. The custom window coverings offer both style and privacy, while additional windows on the garage door allow natural light to flood the space, boosting both functionality and curb appeal.

For the car enthusiast or hobbyist, the garage is fully finished and HEATED, providing year-round usability. Extra storage in the back shed adds convenience, ensuring you have all the space you need. The neighborhood continues to grow, with a new school, parks, and beautiful developments adding even more value to this already thriving community.

There's literally nothing left to do but move in, unpack, and make this immaculate, clean, bright, and inviting home your own!

Built in 2022



## Essential Information

MLS® #	A2203332
Price	\$579,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,678
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	4517 25 Avenue S
Subdivision	Discovery
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8K6

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Off Street, Parking Pad, Front Drive, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Lighting, Private Entrance, Private Yard, Storage, Garden, Misting System
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 18th, 2025
Days on Market	60
Zoning	R-CL

**Listing Details**

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.