

3710 Oak Drive S  
Lethbridge, Alberta

MLS # A2239717



## \$750,000

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,404 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shake, Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Closet Organizers, Stone Counters, Storage, Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, AC, Window Coverings, UG Sprinkler system, Garage Door Opener, Central Vac w Attachments

Immaculate and spacious, this 6-bedroom home is ideal for a large or growing family. Step into the grand foyer and you're welcomed by a formal living room and dining area—perfect for entertaining. The kitchen features sleek stainless steel appliances, beautiful quartz countertops, and opens to a cozy breakfast nook and family room complete with a charming brick fireplace and wet bar. A powder room and main floor laundry add to the convenience. Upstairs, you'll find three bedrooms, including the generously sized primary suite with a walk-in closet and ensuite with shower. A handy laundry chute connects directly to the laundry room below. The fully developed basement offers a spacious rec room with a second brick fireplace, three additional bedrooms, a roughed-in bathroom, and ample storage. Enjoy the warmer months in the seasonal sunroom overlooking the well-landscaped yard. Located just steps from a nearby park, this home is the perfect blend of space, comfort, and family-friendly living.