

4102 22 Avenue S
Lethbridge, Alberta

MLS # A2230817



\$420,000

Division:	Redwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,234 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This well-kept 3-bedroom, 2.5-bathroom home offers the perfect blend of comfort and convenience. Ideally situated near parks, shopping, and schools, it also provides easy access to both Mayor Magrath Drive and Scenic Drive — making daily travel simple and efficient. The main level features a practical layout ideal for both everyday living and entertaining. Upstairs, the spacious primary bedroom includes its own private ensuite, while two additional bedrooms and a full bathroom offer plenty of room for family or guests. The lower level offers a good sized family room along with another full bathroom. The basement provides a laundry room and lots of storage space or the opportunity to add additional living space. A two-car garage adds extra value with secure parking and additional storage space. Whether you're looking for a family home or a smart investment, this property is a standout in a desirable location.