

**84 Elm Crescent S**  
**Lethbridge, Alberta**

**MLS # A2257059**



**\$520,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** 2 Garage Door Openers & 2 Remotes

Beautifully maintained family home in a desirable south side location. Easy access to shopping, entertainment and restaurants. This home features 3 main floor bedrooms, primary bedroom is large with a 3 piece ensuite with updated bathfitter shower. Large livingroom, kitchen with an abundance of cabinets and counterspace as well as good size dining that leads out to covered deck with Duradecking,, for your family and friends to enjoy. Main floor has hardwood flooring which was all installed in 2005. Basement features cozy family room with fireplace, games/recreation area, bedroom, bathroom, laundry area, storage room, mechanical room and basement entry door. Other upgrades on this home include Fridge Spring 2025; Gas Fireplace Jan 2022; Air Conditioner May 2022; Furnace March 2018; Roof 2013; All Windows 2019; Front Door, Patio Doors, Basement Door all 2020. This home would be a pleasure to call Home.