

**4209 22 Avenue S  
Lethbridge, Alberta**

**MLS # A2302022**



**\$532,400**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,173 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Blinds

Tucked away on a quiet, low traffic street in the ever-popular Redwood neighbourhood, this 1173 sq ft side split has so much to offer! Brick accents, Hardie siding and updated windows enhance the appeal of the home as well as the unique feature of having 2 heated, attached garages. Take one step inside and a remarkable \$150,000 modernization becomes apparent. Professional renovations created an open and attractive main level that include an exceptional kitchen design complete with soft-close drawers and cabinets, a massive island, and quartz countertops. This is a fantastic space for day-to-day enjoyment and for entertaining guests. Other notable improvements include vinyl plank flooring, updated doors and hardware, paint, lighting and plumbing fixtures, H.E. furnace, hot water tank, as well as an "cantilever" addition to expand the primary bedroom floor space and ensuite bathroom. The lower 2 levels are completely developed bringing the total living area above 2,000 sq ft. This includes a family room with a fireplace, games room, an additional bedroom and bathroom, a 2nd laundry space, and plenty of storage. Walk a block and you are at Sequoia Park and playground. With quick access to so many of the city's finest amenities, you will find this neighbourhood both friendly and convenient. Reach out to a Real Estate Professional ASAP to arrange your own viewing!