

3733 21 Avenue S  
Lethbridge, Alberta

MLS # A2328209



\$637,500

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Redwood                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 1,920 sq.ft.                                                               | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Front Drive, Heated Garage, RV Access    |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, F |               |                   |

**Heating:** Boiler, Fireplace(s), Natural Gas, Wood

**Floors:** Carpet, Hardwood, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Skylight(s), Tankless Hot Water

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** N/A

Dreaming of Country Living Without Leaving the City? Welcome to 3733 21 Avenue South, ideally located in the desirable Redwood area and directly across the street from beautiful Sequoia Park. With peaceful park views and a welcoming setting, this impressive 1,920 sq. ft. home offers the feeling of country living while keeping you close to city conveniences. The current owners have lovingly raised their family here for the past 23 years, and over that time, the home has undergone extensive renovations and thoughtful upgrades. Step inside through the spacious entryway and discover a home designed for both comfortable everyday living and entertaining. The beautifully updated kitchen features quartz countertops, a stunning waterfall-edge island, and an abundance of custom Adora cabinetry with soft-close doors and oversized drawers. There's even a dedicated coffee centre—perfect for preparing your morning coffee before heading out to the covered front porch to relax and enjoy the view of the park. Upstairs, you'll find a bright sunken living room with a large window that fills the space with natural light, as well as a cozy TV room featuring a fireplace. Custom window coverings add a polished finishing touch, while closet organizers throughout the home help keep every room neat and functional. With three bathrooms 2 featuring gorgeous walk-in showers and on-demand hot water, this home is well equipped for a busy family. Downstairs offers even more impressive living space, including a large family room with a wood-burning fireplace, an extra-large bedroom, and a separate office with the potential to become another bedroom. All windows are egress, adding flexibility and peace of mind. If outdoor living is your thing, you'll love the private backyard featuring an extra-large deck, raised gardens, gazebo—the perfect setting for relaxing, entertaining

friends, or enjoying quiet evenings at home. A double-car garage provides plenty of room for vehicles and toys, while the long driveway offers space for your RV, complete with a 30-amp RV plug. With its generous living space, extensive renovations, beautiful park views, private backyard, and room for the whole family, 3733 21 Avenue South is a home you'll want to experience in person.