

2223 42 Street S
Lethbridge, Alberta

MLS # A2344055



\$525,000

Division:	Redwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,094 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Wood Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge x 2(AS/IS-main floor fridge ice maker not working), stove x 2, dishwasher x hood fan, microwave hood fan, washer, dryer, central air conditioning, blinds, garage door opener + remote,

We love a quiet cul-de-sac and a pie shaped lot and you will too after you see this home! Fully finished with a functional layout and no rear neighbours, this 4 level split offers an illegal basement suite with separate entrance. The main floor welcomes you with a stylist living room complete with vaulted ceilings, an eat-in kitchen with separate dining area and some newer kitchen appliances. Taking a few steps down, there's a second living room with fireplace and a walk-out to the covered patio. On the upper floor there's 3 bedrooms and 2 full bathrooms with a balcony off of the primary retreat! There's a shared laundry space, 3 piece bathroom and bedroom on the lower level then the basement hosts the kitchen for the suite, family room, second bedroom and a shower in the bedroom. There's a double garage and large driveway, offering plenty of off-street parking options. With great access to both 43 St S and Mayor Magrath, you'll love the convenience this home offers!