

3905 23 Avenue S
Lethbridge, Alberta

MLS # A2347035



\$475,000

Division:	Redwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,692 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Standard Sha		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, stove, dishwasher, bar fridge, washer, dryer, water softener, garage door opener + 1 remote, shed

Location, location, location! This home offers the convenience of being near major amenities, while also being tucked away from traffic while backing onto a park! This 4 level split is a functional home with 4 bedrooms, 2 bathrooms, multiple living areas, sunroom with hot tub, wet bar and we're just getting started! The main floor has a sunken living room, eat-in kitchen with island and access to the back deck, which includes a cozy wooden gazebo, perfect for dinner parties! The upper floor shares 3 bedrooms, a 4 piece bathroom and a 3 piece en-suite bathroom. The lower level extends the entertaining space with a family room with wet bar and gas fireplace that leads into the hot tub room! There's a fourth bedroom and laundry room on this lower level as well. The basement has a finished flex space, large storage area and your utility room. The backyard also features a lower patio, gorgeous landscaping and shed for all your gardening supplies! This home has been loved over the years and is waiting to welcome your family!