



GRASSROOTS
REALTY GROUP

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94 Elm Crescent S
Lethbridge, Alberta

MLS # A2316871



\$599,900

Division:	Redwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,507 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Reverse Pie Shaped Lot		

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

Inclusions: fridge, stove, washer, dryer

Welcome to this spacious family bi-level, ideally situated on a large mature corner lot in one of Lethbridge's most sought-after neighbourhoods. Perfectly located near parks, playgrounds, an elementary school, and within the required bussing distance for both middle and high school students, this home offers an exceptional combination of space, comfort, and convenience for growing families. The expansive main floor features a welcoming living room that flows into the dining area, creating a welcoming space for everyday living and entertaining. The spacious kitchen features a lovely breakfast nook with large patio doors overlooking the backyard. Recent kitchen updates include new flooring, lighting, and paint. The primary bedroom offers two closets and a private 3-piece ensuite, while two additional bedrooms, a full bathroom, and convenient main-floor laundry complete the level. All three bathrooms have been refreshed with new paint, with updated flooring and lighting in the ensuite and basement bathroom. Downstairs the possibilities are endless. A large family room for family living, featuring a cozy brick fireplace creates the perfect gathering space for movie nights, game days, while the separate rec room, with direct backyard access provides additional space for a playroom, home gym or hobby area. Two more bedrooms, a 3-piece bathroom and an abundance of storage make the lower level as practical as it is spacious. Major upgrades provide added value and peace of mind, including triple-glazed windows installed in 2024, two newer furnaces, and an electric hot water tank, all replaced within the last four years. Outside, the beautifully treed backyard offers privacy, shade, and room to enjoy the outdoors. A double attached garage, long driveway, and ample street parking ensure plenty of space for vehicles and guests. Combining a highly

desirable location, thoughtful updates, energy-efficient improvements, and a spacious family-friendly layout, this is a home you won't want to miss.