



GRASSROOTS
REALTY GROUP

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2220 42 Street S
Lethbridge, Alberta

MLS # A2327108



\$485,000

Division:	Redwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,232 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Welcome to this beautifully maintained 4-level split in the highly desirable Redwood neighbourhood of South Lethbridge. Offering four levels of functional living space, this home has been lovingly cared for and is ready for its next family. The bright main floor welcomes you with a spacious living room filled with natural light from oversized windows. The adjoining kitchen is both functional and inviting, featuring abundant cabinetry, generous counter space, a central island, and a built-in workspace that makes meal preparation and daily life easy. The dining area overlooks the backyard, creating a wonderful space for family dinners and entertaining. Upstairs you'll find three comfortable bedrooms, including a spacious primary suite with a 2-piece ensuite, along with a well-appointed full bathroom. The third level is the perfect place to unwind, showcasing a warm and inviting family room centred around a striking brick fireplace. A fourth bedroom and an additional bathroom make this level ideal for teenagers, guests, or a private home office and it has an exterior door leading to the back yard. The fourth level remains unfinished, providing storage, workshop space, hobby space, or the opportunity to customize additional living area to suit your family's needs. Outside, enjoy the covered deck overlooking a mature, private backyard filled with established trees, perennial gardens, and plenty of room to relax, entertain, or let children and pets play. Located close to schools, parks, shopping, walking paths, and all of South Lethbridge's amenities, this is an outstanding opportunity to own a spacious family home in one of the city's most established and sought-after neighbourhoods. Some images have been virtually staged to remove personal items and to spark your imagination.

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