



GRASSROOTS
REALTY GROUP

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**3621 Redwood Road S
Lethbridge, Alberta**

MLS # A2332893



\$525,000

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Wet Bar		

Inclusions: Fridge, gas stove, dishwasher, microwave hood fan, washer, dryer, bar fridge, blinds, underground sprinklers, garage heater, bar fridge, shelving in garage, hot tub(AS/IS-requires pump), back yard storage bin

Here's a fully renovated bungalow across from Redwood Park! This delightful home is modern, fully finished and offers so much more than meets the eye. Located on a quiet street yet with great access to amenities, this 1,231 sq/ft home has a bright main floor, boasting an open concept living space that has a gas fireplace flanked by custom built-ins, a spacious quartz island with a gas stove in the kitchen, ideal for big family gatherings! Three bedrooms are on the main floor that share a 4 piece bathroom. The attached carport opens to a super single drive-thru garage with tall ceilings (great for storage!). The finished basement includes fourth bedroom, three piece bathroom and wet bar! Thoughtfully laid out and complete with cozy carpeting, you'll love the options the basement offers with its well sized family room. The backyard is landscaped has alley access and a gate on the fence for RV or boat parking. The roof and windows were redone in 2020 and there's AC, underground sprinklers and quite simply, nothing left to do but move in!