



GRASSROOTS
REALTY GROUP

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3802 Oak Drive S
Lethbridge, Alberta

MLS # A2337569



\$594,900

Division:	Redwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,411 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Kitchen Island, Moveable Shed

Welcome to Redwood! This well-cared-for 5-bedroom, 3.5-bathroom home is situated on a corner lot in an established South Lethbridge neighbourhood and offers over 3,700 sq. ft. of developed living space across all three levels. With plenty of room inside and out, this is a property designed for everyday living, entertaining and enjoying time at home. Step inside and you'll appreciate the hardwood floors and just how much space this home has to offer. The main floor is all about bringing people together, with a living room, kitchen, separate dining space and an additional family room—perfect for movie nights, entertaining or simply having another comfortable place to relax. Upstairs you'll find 3 bedrooms, including a spacious primary retreat complete with an ensuite, walk-in closet and its own sitting room/bonus/flex space. Create a reading area, home office, dressing room or quiet place to unwind—the choice is yours. The developed lower level adds 2 additional bedrooms, bringing the home to a total of 5 bedrooms and providing even more flexibility for family, guests, hobbies or a home office. Now, let's talk about the backyard! If you love gardening and spending time outdoors, there is so much to appreciate here. The fenced yard has been thoughtfully established and cared for, creating a private outdoor space ready to enjoy. Whether you're gardening, entertaining family and friends or simply relaxing outside, there is plenty of room to make it your own. Add in the double attached garage, corner-lot location and over 3,700 sq. ft. of developed space, and this property checks a lot of boxes. Located in Redwood, you'll have convenient access to parks, schools, shopping, restaurants, services and major routes, with Henderson Lake Golf Club and additional recreation opportunities nearby. Take a look through the

photos and virtual tour, then come experience everything this Redwood home has to offer. Your next chapter could start right here!