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# 3905 23 Avenue S
# Lethbridge, Alberta

## MLS # A2347035

# $475,000

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|---|---|---|---|
| **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!

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