



GRASSROOTS
REALTY GROUP

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4002 Elm Place S
Lethbridge, Alberta

MLS # A2226864



\$570,000

Division:	Redwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,500 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Carport, Driveway, Front Drive, Off Street, RV Access/Parking,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Low Main		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Central A/C upstairs, Large Chest style Deep Freezer, Over the Range Convection Microwave, Stove (as is, works but top is cracked), Microwave, Dishwasher x2, Fridge x2, Moveable Island in Basement Kitchen with 4 Stools, Underground Sprinklers, Irrigation System for Garden Beds in backyard, Padded Protector for Stovetop, Large Toaster Oven, Washer, Dryer, All Blinds and Window Coverings

Discover the potential of this bi-level split home located in the desirable Redwood area of South Lethbridge. This property offers a unique opportunity with 3 bedrooms downstairs in the illegal suite, a full bathroom and an almost complete kitchen including a dishwasher perfect for housing extended family, or future suite potential with proper separation between upper and lower levels. The home features 6 bedrooms and 3 bathrooms, providing ample space for a family or tenants. One of the upstairs bedrooms includes a built in filing cabinet. The interior boasts 3/4" hardwood floors upstairs and upgraded lighting fixtures. The spacious living room overlooks the dining room, creating an open and inviting atmosphere. The kitchen is well-appointed with stone countertops, a double sink, wooden cabinets, and matching stainless steel appliances. It includes an island with a breakfast bar and a pantry cabinet that features a coffee bar and built-in hutch. Outdoor living is enhanced by a walkout to a back deck with a sheltered awning, offering direct access to the backyard. The main floor bathroom is a 4-piece with a stained glass window for added privacy. The main bedroom comes with a walk-in closet and a 3-piece ensuite, also featuring a stained glass window. The downstairs suite offers private access from the car port and includes a kitchen with matching white appliances, a tiled backsplash, and an island with breakfast bar seating. The home is equipped with TWO furnaces and TWO hot water tanks! The carpeted basement boasts a built-in brick mantle and gas fireplace with built in cabinets. It includes 3 bedrooms with California closets, large windows that provide plenty of natural light, as well as a 3-piece bathroom with a standup glass shower stall. The carport is large enough to hold two vehicles tandem under cover from the elements! The front parking pad holds an

additional 3 vehicles. The super single garage is large enough to hold a 3/4 ton truck. The driveway and walkway are covered with rubber stone for convenience. In the back yard, the large swinging gate opens up to the alleyway to accommodate 32 ft+ RV parking. The Japanese garden is professionally installed in the back and fenced in side yard. The front yard features professionally completed zero scaping (with exception of small front lawn, complete with Underground Sprinklers). Conveniently located close to Evergreen Golf, parks, and all necessary amenities, this property is perfect for those seeking a comfortable living space.