



GRASSROOTS
REALTY GROUP

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4102 22 Avenue S
Lethbridge, Alberta

MLS # A2230817



\$420,000

Division:	Redwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,234 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This well-kept 3-bedroom, 2.5-bathroom home offers the perfect blend of comfort and convenience. Ideally situated near parks, shopping, and schools, it also provides easy access to both Mayor Magrath Drive and Scenic Drive S—making daily travel simple and efficient. The main level features a practical layout ideal for both everyday living and entertaining. Upstairs, the spacious primary bedroom includes its own private ensuite, while two additional bedrooms and a full bathroom offer plenty of room for family or guests. The lower level offers a good sized family room along with another full bathroom. The basement provides a laundry room and lots of storage space or the opportunity to add additional living space. A two-car garage adds extra value with secure parking and additional storage space. Whether you're looking for a family home or a smart investment, this property is a standout in a desirable location.