



GRASSROOTS
REALTY GROUP

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2230 41 Street S
Lethbridge, Alberta

MLS # A2246386



\$535,000

Division:	Redwood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,121 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer window, coverings, garage door opener and remote, Two sheds, elliptical (negotiable)

Welcome to one of Redwood's most charming gems, nestled in a family-friendly cul de sac in the heart of Lethbridge's sought-after south side! This stunning property offers curb appeal that stops you in your tracks — from the timeless brick exterior to the oversized driveway with tons of off-street parking and a double attached garage. Step through the grand front entry and you'll immediately feel the warmth and care that has gone into maintaining this home's authentic character. Inside, you'll find beautifully preserved real wood trim, cabinetry, and hardwood flooring that add richness and warmth throughout the home. The main floor has not one but TWO living rooms one that is expansive and inviting and another that is centered around a cozy wood-burning fireplace — perfect for family gatherings or quiet evenings in! Downstairs, you'll discover another spacious family room featuring a striking cedar feature wall and just steps away, a massive den with an electric fireplace is a versatile bonus - ideal for movie nights, a kids' playroom, home gym, or a productive office/craft space. Upstairs, four generously sized bedrooms provide plenty of room for a growing family — all on one level for convenience and connection. The kitchen and dining area overlook the beautifully landscaped backyard — a true park-like retreat. Step outside onto the covered back deck, where you'll be surrounded by mature trees, raspberry bushes, an apple tree, a garden box, and even two storage sheds for all your outdoor tools. It's the kind of backyard that invites you to slow down, enjoy nature, and make memories! Lovingly maintained and truly cherished over the years, this home offers a rare blend of original charm, functional space, and outdoor beauty. It's ready for its next chapter — and its next owner

could be you! Come experience the warmth and soul of this special Redwood home for yourself! Call your favourite REALTOR® and book your viewing today!