



GRASSROOTS
REALTY GROUP

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**1020 Fern Crescent S
Lethbridge, Alberta**

MLS # A2250050



\$595,000

Division:	Lakeview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,860 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gazebo, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters		

Inclusions: 2 x Stacking Washer and Dryers, 2 x Electric Range, Fridge, Upstairs Microwave, Dishwasher, Hot tub, 1 x Garage Door Remote, Basement TV Bracket, Built-in Mudroom cabinet

Steps from Henderson Lake! This suited home is ideally located just steps away from Henderson Lake, the golf course, and the Japanese Gardens — some of the city's most beautiful landmarks. In recent years, the main floor kitchen has been completely refurbished, sleek walnut-style cabinetry, quartz countertops, and brand-new stainless steel appliances. Additional updates include fresh paint, a newer hot water tank, a few new windows, and a sliding patio door leading from the dining room to the back deck. The previous owner modernized the bathrooms and replaced the shingles. The home features an illegal suite with three bedrooms upstairs and two bedrooms downstairs, each with private entrances and in-suite laundry. This setup is perfect for multi-generational living, a mortgage helper, or a full investment property. The main level offers a bright and spacious living room with a large picture window overlooking the front yard. Altogether, this four-level split provides 1,859 sq. ft. of developed living space, making it a comfortable fit for families or tenants alike. Outside, enjoy an 17'squo; x 29'squo; garage, generous front and side driveways, and a large backyard complete with an upper deck, lower patio, and hot tub — perfect for relaxing or entertaining. Don't miss this versatile property in a prime location. Contact your favourite REALTOR® today to book a showing!