



GRASSROOTS
REALTY GROUP

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**83 Elm Crescent S
Lethbridge, Alberta**

MLS # A2280111



\$520,000

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,354 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: mirror on wall in basement living room, 2 moveable sheds as is, dishwasher as is

This immaculate, custom-built Ed Bartel home is perfectly situated on Elm Crescent in the Redwood subdivision, just a block away from Frank's Convenience strip-mall. Meticulously maintained by its original owner, this bungalow is in excellent condition with a great floor plan. The main level features three spacious bedrooms and two full bathrooms, with a living area that flows seamlessly to a beautiful covered back deck and a fully fenced yard. The yard features a storage shed, and plenty of room for a garden. Additional features include 2 sets of laundry hookups (upstairs and downstairs), central air conditioning, and a built-in central vacuum system. The lower level has a side entry that offers excellent potential for a secondary suite. The fully finished basement includes a cozy family room centered around a gas fireplace, a utility room with laundry hook-ups, a fourth bedroom, and an additional full bathroom. The massive games room provides the perfect footprint for a pool table or you can easily add a fifth bedroom. Plus, there is a separate cold storage room with shelving, and additional storage under the stairs. Complete with a classic brick exterior and an attached double garage, this home has been the heart of many family gatherings over the years in a neighborhood that is second to none. Now, it is ready for its next chapter. Call your favourite REALTOR® today to schedule a viewing.