



**1020 Fern Crescent S
Lethbridge, Alberta**

MLS # A2282450



\$521,900

Division:	Henderson Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,860 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting		

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

Inclusions: 2x stacking washer and dryers, 3x electric range, 2x fridge, upstairs microwave, dishwasher, hot tub, 1x garage door remote, garage heater, main floor & basement tv bracket, built-in mudroom cabinets

Welcome to 1020 Fern Crescent S — a well-cared-for 4-level split located in one of Lethbridge’s most established and desirable neighborhoods, just steps from Henderson Lake, the golf course, parks, and the Japanese Gardens. The main living area is bright and welcoming, featuring original hardwood flooring and large windows that fill the home with natural light. The newly renovated kitchen offers quartz countertops, warm wood cabinetry, and clean, timeless finishes, flowing seamlessly into the dining area with direct access to the rear deck. Upstairs, you’ll find three bedrooms, a newly renovated 3-piece bathroom, and laundry. The lower level features a private entrance leading into a functional mudroom and a well-appointed two-bedroom, one-bathroom illegal basement suite. Complete with its own kitchen, updated cabinetry, and in-suite laundry, this space offers excellent flexibility for extended family, guests, or potential rental income. Additional highlights include a 29’ x 17’ detached garage, storage shed, private hot tub, pergola, and convenient alley access.