



**15 Elm Crescent S  
Lethbridge, Alberta**

**MLS # A2288681**



**\$539,900**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,729 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 3 half
<b>Garage:</b>	Double Garage Attached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Stone Counters, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Central A/C, Hood Fan, Garage Door Opener and Remote, TV Wall Mount, Sauna(as is).

Welcome to this well-maintained 4-level split in the highly desirable Redwood neighbourhood! Offering a double attached garage plus convenient rear RV parking, this versatile home features 2 bedrooms with potential for 2 additional bedrooms in the lower basement—perfect for growing families or those needing extra space. You’ll appreciate the thoughtful layout with 3 bathrooms, including a shower at the entry to the sauna (sauna sold as is). The inviting sunken living area is highlighted by a cozy gas fireplace and direct access to the patio, complete with a gas hookup—ideal for outdoor entertaining. The home also boasts central A/C, granite countertops, and stainless steel appliances, along with an abundance of closet space and storage throughout. The primary bedroom offers a unique studio/bonus area in addition to a convenient 2-piece ensuite, creating a flexible retreat for work, hobbies, or relaxation. Large, generous windows fill the home with natural light, while the nicely landscaped yard provides a welcoming outdoor setting. Located within walking distance to multiple parks and a convenience store, and offering easy access to 43 Street, Highway 4, and 24 Avenue South, this Redwood gem combines comfort, functionality, and an unbeatable location.