



**15 Elm Crescent S
Lethbridge, Alberta**

MLS # A2288681



\$539,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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.