



**104 Elm Crescent S
Lethbridge, Alberta**

MLS # A2295381



\$589,900

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,613 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

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

Inclusions: Dishwasher, Gas Range, Range Hood, Refrigerator, Window coverings including curtains, rods and blinds, Central Vacuum/Attachments "as is", Washer and Dryer, Chest Freezer in Furnace Room, Fridge in Garage "as is", Shed, Underground Sprinklers, Air Conditioner, Built in shelves in Garage, Garage Door Opener

Located in a quiet, sought-after South Lethbridge neighbourhood, this spacious bungalow offers over 1,600 sq. ft. of well-maintained living space, paired with an incredible yard and unbeatable functionality. From the moment you arrive, you'll appreciate the mature trees, beautiful front yard, double attached garage, lane access, and convenient RV parking—perfect for those needing extra space and flexibility. Inside, the front living and dining areas are filled with natural light from a large picture window, creating a warm and welcoming atmosphere. The rear extension is a standout feature of the home, offering a stunning space surrounded by windows on three sides—ideal for relaxing or entertaining while enjoying views of the backyard year-round. The kitchen is spacious and well cared for, with plenty of room for everyday living. The main floor also features three bedrooms and two bathrooms, providing a functional layout for families. The fully renovated basement (2025) adds incredible value and modern comfort, complete with a large fourth bedroom featuring a king-sized layout and egress window, a beautifully finished bathroom with a 5-foot tub and tiled shower surround, and a stylish vanity with marble countertops and gold accents. You'll also find a walk-in closet with built-ins, two separate living spaces, cold storage, and a laundry area—perfect for growing families or guests. The backyard is just as impressive, featuring three garden areas, a tucked-away storage shed, and lane access for added convenience for storage or parking. This home has seen numerous updates over the years, including shingles replaced in 2020, a hot water tank in 2021, and a furnace in 2022. More recent improvements in 2025 include a new fridge and dishwasher, along with updated paint and lighting throughout. Additional features include air

conditioning, underground sprinklers, some updated windows, and a mix of PVC and painted wood fencing. This is a fantastic opportunity to own a large, updated bungalow in one of Lethbridge's most desirable southside locations—close to amenities, parks, and everything you need.