



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2317 35 Street S
Lethbridge, Alberta

MLS # A2111712



\$489,900

Division:	Redwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,711 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Separate Entrance, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door openers & remotes, AC

Come check out this incredible family home in the mature Redwood neighbourhood!! This home is located in a quiet cul de sac close to churches, parks, and shopping on the south side of Lethbridge! The heated shop in the backyard can be used for all kinds of things: wood working, storage, an office area, a HUGE home gym, or another place for kids to play and enjoy along with your large backyard area. The double attached garage provides enough space for two larger vehicles and there is plenty of off street parking on the front driveway! The home has four bedrooms and three full bathrooms, THREE living rooms, a wood burning fireplace, central air conditioning, a huge primary bedroom with a walk in closet, three bedrooms upstairs, new flooring and paint in many areas, and tons of storage space! The Redwood neighbourhood has established trees, sidewalks, and radiates a feeling of community. Don't miss out on the incredible opportunity to own this one of a kind property!! Call your REALTOR® and get your showing booked today!