



**4013 22 Avenue S
Lethbridge, Alberta**

MLS # A2145719



\$439,900

Division:	Redwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,094 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Double Garage Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Separate Entrance		

Inclusions: Peka roll shutter in the primary bedroom, wall lights in the primary bedroom, 3 garage door openers and 3 remotes, garage speakers, metal gazebo with removable cover

Here is the one that you have been waiting for!!! This beautifully maintained home has been lovingly maintained and nicely updated over the years. Pride of ownership is clearly evident throughout with features that include a bright, sun-filled floor plan, 2 plus 2 bedrooms, with 2 full bathrooms, beautiful hardwood floors, top of the line stainless steel appliances, updated kitchen countertops, nearly all new windows including a triple glazed front bow-window, a Peka roll shutter in the Primary bedroom, a 3-season sunroom, gas fireplace, central air conditioning, upgraded soffits and fascia, an updated Lennox furnace, an included metal gazebo with a removable cover, and top of the line side-winder garage door openers in the double garage.. The rear walk out door provides quick access to the private yard and offers great potential for a future suite if needed. The over-constructed, over-insulated, over-sized 26 x 30 back garage is a huge bonus and is coupled with the attached front garage and carport. This one truly has it all - an ultra quiet location, quick access to all amenities, and the best neighbours that you could ask for... your new home awaits!!!