



**2005 37 Street S  
Lethbridge, Alberta**

**MLS # A2174102**



**\$570,000**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Gazebo, Front Yard, Lawn, Landscaped, U		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, See Remarks, Vinyl Windows		

**Inclusions:** Dining set, China cabinet, Sofa & chair, Book shelves (as viewed), Day bed, Shed, Gazebo/Pergola

This 3 level split, 1527 square foot, beautiful family home has been loved by the same family for 41 years! Throughout the years many updates have been done, including but not limited to windows, doors (exterior & interior), baseboards, floor coverings, kitchen, roof, mechanical & more. The overly large room sizes are ideal for entertaining! With 3 bedrooms & 2 baths on the upper level it makes it perfect for families with young children and/or those desiring a home office, sewing room, etc. With an additional bedroom & bathroom on the lower level it's ideal for guests or teens. The amazing OVERSIZED garage 26 x21 with lots of storage a great feature for the mechanic in the family or those with TOYS! Heading outside you'll find an beautiful park-like backyard complete with perennials and a screened, fully enclosed gazebo/pergola&hellip;no bugs, no wind&hellip; just complete relaxation & peace! This home is located between Redwood Park & Sequoia Park, in a beautiful family neighborhood with quick access to 43 Street & Scenic Drive. This home is perfect for families or professionals. Quick possession is possible. Call your real estate agent and get in for Christmas!