



3725 Oak Drive S
Lethbridge, Alberta

MLS # A2179151



\$385,000

Division:	Redwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,297 sq.ft.	Age:	1977 (47 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Additional Parking, Attached Carport, Gated, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Central air conditioner, water softening equipment, storage shed - Note: All inclusions are in "as-is" condition.

It is not easy to find a better location than Oak Drive, South. This home is steps away from Redwood park and is within close proximity to schools, playgrounds, walking paths, shopping and transportation. The neighbours and neighbourhood are fantastic - properties are often valued in the \$600k plus range. This particular home is nearly move-in ready, but the location can support an extensive renovation if desired. With 6 bedrooms and an additional step-out rear entrance, the potential for creative development is certainly here. The over-sized single attached garage and carport could easily be transformed into an attached double garage, and the added parking off the paved back lane is perfect for your RV and additional vehicles. With a bright, sun-filled South facing floor plan, main floor laundry, central air conditioning, a covered deck, and 7 included appliances, this one has it all at a price range that isn't often seen on Oak Drive!