



**1409 Birch Place S  
Lethbridge, Alberta**

**MLS # A2182334**



**\$425,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Redwood                                      |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bi-Level                                     |               |                   |
| <b>Size:</b>     | 1,073 sq.ft.                                 | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Carport, Off Street, Parking Pad             |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Landscaped |               |                   |

|                    |                   |                   |     |
|--------------------|-------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco            | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Separate Entrance |                   |     |

**Inclusions:** Shed/Greenhouse, outside deck kitchen, gas radiant heaters x4

Welcome to this fantastic family home, perfectly situated in a quiet cul-de-sac in the desirable Redwood community! Offering 4 bedrooms and 2 bathrooms, this home boasts a spacious layout with thoughtful upgrades, including a new roof (2020) and all-new windows. The large carport, parking pad, and off-street parking provide plenty of space for vehicles and guests, while the fully insulated shed/greenhouse with power adds versatility. The kitchen and dining area are ideal for family meals and gatherings, and the oversized living room with a striking fireplace wall. The basement features large windows, a great-sized family room, 2 additional bedrooms, and a separate access to the backyard—offering flexibility for family or guests. The standout feature? The incredible outdoor space. From the custom outdoor kitchen to the dedicated hot tub area, this backyard is built for relaxation and entertainment. With 4 gas radiant heaters, you can enjoy the space for much of the year—even in December, weather permitting! Move-in ready and available for quick possession, this home truly offers something special. Don't miss the photos, virtual tour, and all this home has to offer!