

\$548,500 - 2234 41 Street S, Lethbridge

MLS® #A2090251

\$548,500

3 Bedroom, 3.00 Bathroom, 2,052 sqft

Residential on 0.22 Acres

Redwood, Lethbridge, Alberta

Custom built home located in a quiet cul-de-sac that backs onto a green strip and walk way with tall mature trees for privacy. This wonderful 4 level home has so many features spread through each floor that it is hard to touch on everything so make sure to see it yourself so that you can appreciate it! This home offers 2 entrances (main entry w/ walk up stairs to the front family room & a side entrance leading to the marble tiled mudroom off of the living room) and also has a garage entrance & a backyard walkout from the living room. The main floor features a 3 piece bathroom w/ walk in shower, pantry off of garage entrance, living room which features a brick faced fireplace w/ gas log lighter and sliding patio doors w/ roller shutters for when its too bright and you want a dark environment for movies. The upper level features a north facing family room with bay windows that wraps around to the dining room and then to the kitchen & eating area that overlooks the main floor living room. The kitchen has been tastefully updated with freshly refaced cabinets, wrap around quartz countertops and tiled backsplash and it also features windows overlooking the backyard so you can watch the kids play or appreciate your garden while cooking and eating. The top floor features 3 bedrooms and a full bathroom with a built in sink in 1 of the secondary rooms so that morning prep is less stressful with everyone having their own sink! The primary bedroom is definitely one of the biggest features of this



home, it features a walk in closet, 2pc ensuite and an incredible walk out balcony which overlooks the backyard... it is very important to appreciate the view when you walk through this home. The basement features a spacious rec room, insulated cold storage room, laundry room, a rear storage room and access to an insulated 21x22 storage space underneath the main floor... if you have lots of stuff then there is definitely room for it in this home. there have been many recent updates including: insulation in the attics (R40) & the crawl space (R30), insulated doors in the side entry & primary bedroom, sliding door & roll shutters in living room, Low-E pvc frame windows throughout (triple glazed bathrooms), stone & marble tile throughout, CanExel siding & architectural grade shingle roof on home, sheds & gazebo (both with 15 years warranty remaining), steel insulated garage door w/ frosted side glass and fence garbage enclosure. Lastly the exterior features include: U/G sprinklers, 3 foot eaves which make rain and snow a lot less bothersome to deal with, covered patios, room for an extra garage near the side entry and the massive backyard that features gardening space, gazebo w/ hot tub hookups, shed w/ porch and a 10x16 cabin that is insulated with power and has a skylight AND a mezzanine... more details attached. don't miss this gem!

Built in 1979

Essential Information

MLS® #	A2090251
Price	\$548,500
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,052
Acres	0.22
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2234 41 Street S
Subdivision	Redwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4Y7

Amenities

Parking Spaces	5
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brass, Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Crawl Space, Full, Partially Finished

Exterior

Exterior Features	Garden, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Front Yard, Garden, Greenbelt, Landscaped, Many Trees, Underground Sprinklers,

	See Remarks, Treed
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 21st, 2023
Days on Market	25
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
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