

\$439,900 - 95 Elm Crescent S, Lethbridge

MLS® #A2098425

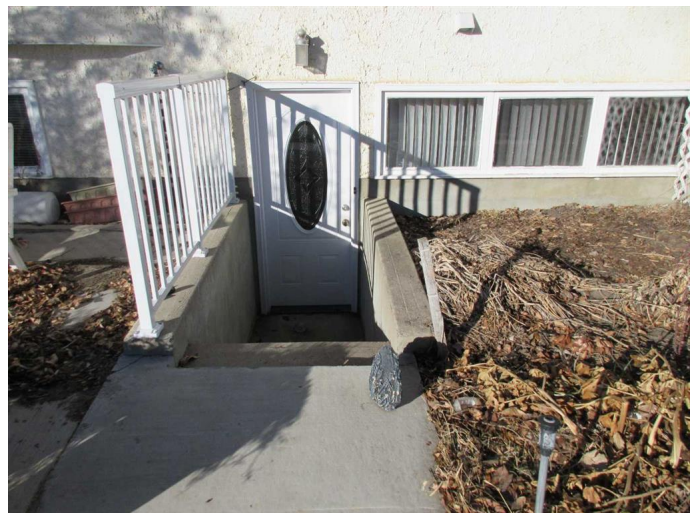
\$439,900

4 Bedroom, 3.00 Bathroom, 1,353 sqft

Residential on 0.23 Acres

Redwood, Lethbridge, Alberta

Come and check out this 1353 sq. ft. bi-level which includes a single attached garage that is up for sale for the first time in over 18 years. This home is located in the very desirable REDWOOD subdivision in south east of Lethbridge. As you walk up to this home you will see the front area of the lot has turf which reduces maintenance for this space. The front entrance was enhanced years ago providing lots of room when you enter the home to remove footwear and get out of the elements. You will notice the spacious attached garage, 22' x 16', with an in-house entrance. This garage has room for a midsize vehicle and ample shelving for storage. This home has many nice features that include a spacious master bedroom with a large closet and 3-piece en-suite. The 2nd bedroom on the main floor has been used as an office with counters added that can be removed if bedroom space is needed. The Kitchen area has tons of counter space, pull outs in some of the cupboards and the dining area can seat a table of up to 12 people. The living room is inviting with vaulted ceilings and lots of room for guests. The deck was closed in becoming a 3 season room that current ownership uses year round. (the closed in deck is not included in the square footage of the home) In the basement is a large family room with a fireplace for those cool winter nights, two more good sized bedrooms, a 4-piece bathroom, a sewing room and a walk up to the back yard. The exterior of the home is almost



maintenance free with vinyl siding, brick and stucco. The roof was redone 6 years ago. The back yard is nicely landscaped with grass / plants / trees and is watered with underground sprinklers. The yard is fenced in with large well built gates and the ability to store a 5th wheel. There is a concrete pad for barbecues and a shed attached to the East side of the home. You will also see the 28' x 15'8" detached garage that is insulated and has shelving to organize your tools/power equipment and lots of area to work on projects and keep your vehicle out of the weather. This is a good sized home with lots of storage that has been well taken care of in a desirable location in Lethbridge. Call your favorite real estate agent and come see this beautiful home.

Built in 1978

Essential Information

MLS® #	A2098425
Price	\$439,900
Sold Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,353
Acres	0.23
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	95 Elm Crescent S
Subdivision	Redwood
City	Lethbridge

County	Lethbridge
Province	Alberta
Postal Code	T1K 4W8

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Garage Faces Front, Off Street, Single Garage Attached, Single Garage Detached

Interior

Interior Features	Central Vacuum, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Lawn, Garden, No Neighbours Behind, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 27th, 2023
Date Sold	January 9th, 2024
Days on Market	13
Zoning	Low Density Res
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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