

# \$420,000 - 4102 22 Avenue S, Lethbridge

MLS® #A2230817

## \$420,000

3 Bedroom, 3.00 Bathroom, 1,234 sqft

Residential on 0.14 Acres

Redwood, Lethbridge, Alberta

This well-kept 3-bedroom, 2.5-bathroom home offers the perfect blend of comfort and convenience. Ideally situated near parks, shopping, and schools, it also provides easy access to both Mayor Magrath Drive and Scenic Drive Sâ€™making daily travel simple and efficient.

The main level features a practical layout ideal for both everyday living and entertaining. Upstairs, the spacious primary bedroom includes its own private ensuite, while two additional bedrooms and a full bathroom offer plenty of room for family or guests. The lower level offers a good sized family room along with another full bathroom. The basement provides a laundry room and lots of storage space or the opportunity to add additional living space.

A two-car garage adds extra value with secure parking and additional storage space. Whether you're looking for a family home or a smart investment, this property is a standout in a desirable location.

Built in 1979

## Essential Information

MLS® # A2230817

Price \$420,000

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	4102 22 Avenue S
Subdivision	Redwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4Y5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Chandelier, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn
Roof	Fiberglass
Construction	Brick, Metal Siding

Foundation                Poured Concrete

### **Additional Information**

Date Listed                June 12th, 2025

Days on Market            4

Zoning                      R-L

### **Listing Details**

Listing Office              2 PERCENT REALTY

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