

**1813 Elm Road S
Lethbridge, Alberta**

MLS # A2167668



\$549,900

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,867 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Landscaped, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Laminate Counters, Recessed Lighting, Separate Entrance, Storage, Tray Ceiling(s)		

Inclusions: 2 FRIDGES, 2 STOVES, DISHWASHER, WASHER AND DRYER, MICROWAVE HOOD FAN, GARAGE DOOR OPENER AND CONTROL,

SPRAWLING SOUTHSIDE BUNGALOW WITH LEGAL SUITE!!! This spacious family home has plenty to catch your eye. The bright Living room has hardwood floors and opens to the Dining space with a large table for all the family. The eat-in Kitchen has plenty of counters and cupboards for storage. At the back of the home is a large Family room with gas fireplace. Next to it is a Bonus room where the kids could play or for your morning coffee. The main floor has 3 Bedrooms one being the Primary suite with a 4-pc ensuite. Downstairs is a LEGAL one Bedroom suite. This would make a great in-law suite or mortgage helper. It has its own separate entrance. The backyard is easy to maintain with a stone patio perfect for entertaining. Tons of parking including a heated detached garage 22x 24 ft. and RV parking. Additional features include hardwood floors, central air, and central vac. Don't Miss Out on This Opportunity!!!