



Anne French  
Your REALTOR®  
Love where you live.

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1813 Elm Road S  
Lethbridge, Alberta

MLS # A2167668



**\$549,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!!!