

2005 37 Street S
Lethbridge, Alberta

MLS # A2174102



\$565,000

Division:	Redwood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,527 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Gazebo, Front Yard, Lawn, Landscaped, U		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks, Vinyl Windows		

Inclusions: Dining set, China cabinet, Sofa & chair, Book shelves (as viewed), Day bed, Shed, Gazebo/Pergola

This 3 level split, 1527 square foot, beautiful family home has been loved by the same family for 41 years! Throughout the years many updates have been done, including but not limited to windows, doors (exterior & interior), baseboards, floor coverings, kitchen, roof, mechanical & more. The overly large room sizes are ideal for entertaining! With 3 bedrooms & 2 baths on the upper level it makes it perfect for families with young children and/or those desiring a home office, sewing room, etc. With an additional bedroom & bathroom on the lower level it's ideal for guests or teens. The amazing OVERSIZED garage 26 x21 with lots of storage a great feature for the mechanic in the family or those with TOYS! Heading outside you'll find an beautiful park-like backyard complete with perennials and a screened, fully enclosed gazebo/pergola…no bugs, no wind… just complete relaxation & peace! This home is located between Redwood Park & Sequoia Park, in a beautiful family neighborhood with quick access to 43 Street & Scenic Drive. This home is perfect for families or professionals. Quick possession is possible. Call your real estate agent and get in for Christmas!