



Anne French
Your REALTOR®
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4106 21 Avenue S
Lethbridge, Alberta

MLS # A2207924



\$515,000

Division:	Redwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters		

Inclusions: Fire place "as is". Fridge, stove, dishwasher, OTR microwave, central air conditioner, washer, dryer

Here is a beautiful southside home that has all the renovations and upgrades you could want, complete with plenty of smart home options, including motorized blinds, smart thermostat, and lights you can control from your phone. The main floor features beautiful hardwood floors throughout, with an open dining area, and a breakfast bar with living edge wood countertop. The kitchen has quartz countertops, with floor to ceiling cupboards, and plenty of lighting. In the living room, you can appreciate plenty of windows that look out into the fully landscaped yard, with new composite deck, and patio with built in fireplace. Upstairs, you have the master bedroom, complete with large closet. A lovely 4 piece bathroom with heated floors has everything you need. Two additional bedrooms are located upstairs, as well as a dedicated laundry room. In the basement, there is brand new carpet, gym flooring in the extra bedroom, an extra 3 piece bathroom, as well as a large storage area in the utility room. You have to see this home to fully appreciate all the upgrades and features!