



Anne French
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**1610 Ashgrove Road S
Lethbridge, Alberta**

MLS # A2208147



\$465,000

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached Carport, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Tankless Hot Water		

Inclusions: Shed, Window Coverings

This beautifully updated bungalow in the Southside's Redwood subdivision has everything you would want. It is perfectly located between the Redwood soccer park and the Lakeview baseball field on a quiet street. It has been professionally renovated boasting a cook's dream kitchen and all newer flooring throughout. The gourmet kitchen offers tons of cabinet space with sleek modern cabinetry, an oversized island with plug-ins, granite countertops, gas stove and stainless steel appliances. The kitchen is open to both the dining and living room creating a spacious feeling that is flooded with natural light from 2 large windows. There are 3 bedrooms on the main floor, including the primary which has a 2 piece ensuite. A private side entry from both the carport and garage allow you easy access to the upstairs or basement. The fully developed basement offers tons of space with an additional bedroom, 4 piece bathroom, laundry room, and a huge family room. The basement received new carpet this year creating a fresh cozy space. This home has plenty of storage and has an updated high efficiency furnace and tankless hot water system. The yard is equally impressive with a fenced backyard with lane access, mature fruit trees and bushes (apple, cherry, raspberries), eight raised garden beds, a hidden wood playhouse tucked in the corner of the yard, and a shed for extra storage. A single attached garage and covered carport add the final touch. This home has been immaculately cared for, beautifully renovated, and won't last long. Call your favorite real estate agent today to view.