

# \$570,000 - 4002 Elm Place S, Lethbridge

MLS® #A2226864

**\$570,000**

6 Bedroom, 3.00 Bathroom, 1,500 sqft  
Residential on 0.15 Acres

Redwood, Lethbridge, Alberta

Discover the potential of this bi-level split home located in the desirable Redwood area of South Lethbridge. This property offers a unique opportunity with 3 bedrooms downstairs in the illegal suite, a full bathroom and an almost complete kitchen including a dishwasher perfect for housing extended family, or future suite potential with proper separation between upper and lower levels. The home features 6 bedrooms and 3 bathrooms, providing ample space for a family or tenants. One of the upstairs bedrooms includes a built in filing cabinet. The interior boasts 3/4" hardwood floors upstairs and upgraded lighting fixtures. The spacious living room overlooks the dining room, creating an open and inviting atmosphere. The kitchen is well-appointed with stone countertops, a double sink, wooden cabinets, and matching stainless steel appliances. It includes an island with a breakfast bar and a pantry cabinet that features a coffee bar and built-in hutch. Outdoor living is enhanced by a walkout to a back deck with a sheltered awning, offering direct access to the backyard. The main floor bathroom is a 4-piece with a stained glass window for added privacy. The main bedroom comes with a walk-in closet and a 3-piece ensuite, also featuring a stained glass window. The downstairs suite offers private access from the car port and includes a kitchen with matching white appliances, a tiled backsplash, and an island with breakfast bar seating. The home is equipped with TWO furnaces and



TWO hot water tanks! The carpeted basement boasts a built-in brick mantle and gas fireplace with built in cabinets. It includes 3 bedrooms with California closets, large windows that provide plenty of natural light, as well as a 3-piece bathroom with a standup glass shower stall. The carport is large enough to hold two vehicles tandem under cover from the elements! The front parking pad holds an additional 3 vehicles. The super single garage is large enough to hold a 3/4 ton truck. The driveway and walkway are covered with rubber stone for convenience. In the back yard, the large swinging gate opens up to the alleyway to accommodate 32 ft+ RV parking. The Japanese garden is professionally installed in the back and fenced in side yard. The front yard features professionally completed zero scaping (with exception of small front lawn, complete with Underground Sprinklers). Conveniently located close to Evergreen Golf, parks, and all necessary amenities, this property is perfect for those seeking a comfortable living space.

Built in 1978

### **Essential Information**

MLS® #	A2226864
Price	\$570,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,500
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4002 Elm Place S
Subdivision	Redwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4X6

### Amenities

Parking Spaces	6
Parking	Alley Access, Carport, Driveway, Front Drive, Off Street, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Low Maintenance Landscape
Roof	Flat Torch Membrane
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	14
Zoning	R-L

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE

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