

# \$535,000 - 2230 41 Street S, Lethbridge

MLS® #A2246386

**\$535,000**

4 Bedroom, 3.00 Bathroom, 2,121 sqft

Residential on 0.19 Acres

Redwood, Lethbridge, Alberta

Welcome to one of Redwood's most charming gems, nestled in a family-friendly cul de sac in the heart of Lethbridge's sought-after south side! This stunning property offers curb appeal that stops you in your tracks – from the timeless brick exterior to the oversized driveway with tons of off-street parking and a double attached garage. Step through the grand front entry and you'll immediately feel the warmth and care that has gone into maintaining this home's authentic character. Inside, you'll find beautifully preserved real wood trim, cabinetry, and hardwood flooring that add richness and warmth throughout the home. The main floor has not one but TWO living rooms one that is expansive and inviting and another that is centered around a cozy wood-burning fireplace – perfect for family gatherings or quiet evenings in! Downstairs, you'll discover another spacious family room featuring a striking cedar feature wall and just steps away, a massive den with an electric fireplace is a versatile bonus - ideal for movie nights, a kids' playroom, home gym, or a productive office/craft space. Upstairs, four generously sized bedrooms provide plenty of room for a growing family – all on one level for convenience and connection. The kitchen and dining area overlook the beautifully landscaped backyard – a true park-like retreat. Step outside onto the covered back deck, where you'll be surrounded by mature trees, raspberry bushes, an apple tree,



a garden box, and even two storage sheds for all your outdoor tools. It's the kind of backyard that invites you to slow down, enjoy nature, and make memories! Lovingly maintained and truly cherished over the years, this home offers a rare blend of original charm, functional space, and outdoor beauty. It's ready for its next chapter " and its next owner could be you! Come experience the warmth and soul of this special Redwood home for yourself! Call your favourite REALTOR® and book your viewing today!

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2246386      |
| Price          | \$535,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,121         |
| Acres          | 0.19          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2230 41 Street S |
| Subdivision | Redwood          |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 4Y7          |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Storage                                                             |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Wood Burning                                                                           |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Storage             |
| Lot Description   | Standard Shaped Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Brick               |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 9                 |
| Zoning         | RES               |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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