

\$449,000 - 2206 41 Street S, Lethbridge

MLS® #A2260770

\$449,000

4 Bedroom, 2.00 Bathroom, 1,204 sqft

Residential on 0.13 Acres

Redwood, Lethbridge, Alberta

This fully developed 4 bedroom, 2 bathroom bi-level is tucked away in an excellent south-side neighbourhood and offers incredible potential. With basement entry and a smart layout, the home has been exceptionally cared for and is in terrific condition.

Step inside to find spacious rooms, bright natural light, and a solid floor plan that's ready for your personal touch. While some the finishes may be ready for your personal touch, the home's quality craftsmanship and meticulous upkeep shine through. The lower level is fully finished, providing plenty of space for family living, hobbies, or guests. Outside, enjoy a private yard, single garage and ample parking as well as the benefit of an established, sought-after community close to schools, shopping, and parks.

This is a great opportunity to own "Grandpa's house", a home with great bones, great care, and great potential.



Built in 1980

Essential Information

MLS® #	A2260770
Price	\$449,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,204

Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2206 41 Street S
Subdivision	Redwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K4Y7

Amenities

Parking Spaces	3
Parking	Single Garage Attached, Concrete Driveway
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	29

Zoning

R-L

Listing Details

Listing Office

Real Estate Centre - Lethbridge

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