

# \$459,000 - 1610 Ashgrove Road S, Lethbridge

MLS® #A2208147

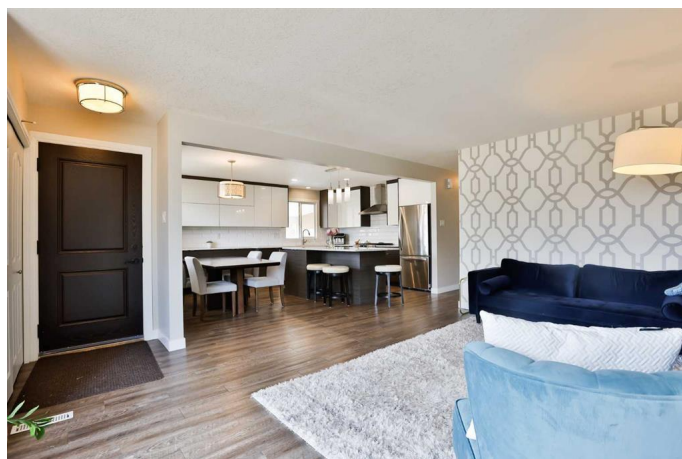
**\$459,000**

4 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.16 Acres

Redwood, Lethbridge, Alberta

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.

Built in 1971

### Essential Information

MLS® #	A2208147
Price	\$459,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,214
Acres	0.16
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1610 Ashgrove Road S
Subdivision	Redwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3M1

### Amenities

Parking Spaces	3
Parking	Single Garage Attached, Attached Carport
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden
Roof	Tar/Gravel
Construction	Brick, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	16
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.