

\$485,000 - 2206 41 Street S, Lethbridge

MLS® #A2260770

\$485,000

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 thatâ€™s ready for your personal touch. While some the finishes may be ready for your personal touch, the homeâ€™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 â€œGrandpaâ€™s house", a home with great bones, great care, and great potential.



Built in 1980

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2260770 |
| Price | \$485,000 |
| 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 | Concrete Driveway, Single Garage Attached |
| # 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 | Finished, Full, Walk-Up To Grade |

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 | 4 |

Zoning R-L

Listing Details

Listing Office Real Estate Centre - Lethbridge

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