

\$589,900 - 2115 40 Street S, Lethbridge

MLS® #A2262228

\$589,900

6 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.15 Acres

Redwood, Lethbridge, Alberta

Opportunity Knocks! Nicely updated bi-level home with 6 bedrooms and 2.5 bathrooms. Home features an illegal basement suite with separate rear entrance and TWO DOUBLE GARAGES! Many updates to the home have been done by this owner. These include 2 furnaces replaced in 2018, a 60 gallon hot water tank installed in 2022, vinyl plank flooring in basement in September 2025, a brand new front door assembly that will be installed this month, New Torch on roof for the house and attached garage in 2017, new vinyl windows throughout(bow window and basement in 2017, rest in 2019). All appliances new in 2019 except for dishwasher and stove in basement kitchen, 2 new gas fireplaces added in 2017. Paint done as well in many rooms. Main floor has welcoming plan. Bright living room with beautiful bow window and fireplace with brick feature wall. Dining room is a good size with garden doors to sunroom/enclosed deck). There is also a laundry closet just off the dining room. Kitchen is well appointed with tile floors that feature in-floor heat! You'll also enjoy aranite counters, stainless steel appliances, and corner pantry. Hardwood floors for living room, hallway, kitchen, and bedrooms on main. Primary bedroom has double closets and a 2 piece ensuite. There are 2 more bedrooms on the main and a full bathroom with soaker tub. Basement is fully developed with vinyl plank flooring in main areas, and carpet in bedrooms. Family room has a gas fireplace.



Enjoy the full size basement kitchen with island. There is also a laundry room in the basement and a forced walk-out entry to rear of home. There is also access to the attached garage(28x24) from the basement. Basement also features 3 bedrooms and a full bathroom. Backyard on south end of home features deck and pergola with HOT TUB. North backyard is a good size and features a nice size grass space for kids to play or pets to roam. North end of property faces alley and features a second double detached heated garage(22x22) that has a 10 foot high garage door facing the alley. Home has conveniences of central vac, central a/c to upper level, and underground sprinklers. Make this home yours today!

Built in 1978

Essential Information

MLS® #	A2262228
Price	\$589,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2115 40 Street S
Subdivision	Redwood
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1K 4Z4

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached, Driveway, Heated Garage, Insulated
# of Garages	4

Interior

Interior Features	Central Vacuum, Granite Counters, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Brick Facing
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Standard Shaped Lot, Underground Sprinklers
Roof	Flat Torch Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	39
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.