



GRASSROOTS
REALTY GROUP

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1318 18 Avenue S
Lethbridge, Alberta

MLS # A2213429



\$330,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	954 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Garage Faces Front, Off Street, Oversized, Parking Pad,		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Separate Entrance		

Inclusions: Fridge upstairs, range upstairs, hood fan, washer, dryer, freezer, fridge downstairs *as is*, range downstairs *as is*, A/C, Garage door opener

South side gem! This well maintained home is located in a mature family neighborhood and is steps away from the sugar bowl and quick access to wherever you need to go! There are 3 bedrooms on the main floor, 1 more in the basement and 2 kitchens! 1 on the main floor and another in the basement giving you the opportunity to use it as a summer kitchen or maybe even a mother-in-law suite. The basement has tons of space including a family room, storage room and even a cold storage/canning room. Updated furnace and A/C. The large lot has a spacious private backyard that is perfect for someone who needs room for the dogs and kids to run around and even has a private garden area that is waiting for your special touch