



GRASSROOTS
REALTY GROUP

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1832 7 Avenue N
Lethbridge, Alberta

MLS # A2215583



\$434,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,110 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Converted Garage, Driveway, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Separate Entrance		

Inclusions: n/a

Step into this lovely large four-bedroom home that embraces a nice open plan, perfect for modern living and entertaining. The layout provides seamless transitions between the living, dining, and kitchen areas, creating an inviting atmosphere for family and guests. You will appreciate the spacious bedrooms. This home has nice large windows that allow for great natural light. The beautiful front landscaping welcomes you with its rock garden, private patio area adding to the charm and character of this home. Plus, enjoy the convenience of a newly poured cement pad that enhances the home's entrance and allows for ample parking. This home features a separate entryway in the basement with kitchen, living room with beautiful built book shelves, a bedroom and bath. Great for income generating or private illegal suite for your in-laws. There is also a large family room in the basement for the upstairs occupant. This residence exudes great character and warmth. With thoughtful touches throughout, you'll appreciate the charm that sets this home apart from the ordinary. Escape to your private backyard, ideal for relaxation and outdoor gatherings. A large shed in the backyard offers excellent storage options for your gardening tools or outdoor equipment, keeping your space organized and clutter-free. Also a extra long attached garage. This home truly is a treasure! Whether you're seeking family space or a mortgage helper, it checks all the boxes. Don't miss out on making it yours!