



GRASSROOTS
REALTY GROUP

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1006 9 Street N
Lethbridge, Alberta

MLS # A2216163



\$365,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,581 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Sump Pump(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Washer/Dryer

You have to see this unique bungalow situated on the north side, featuring an amazing lot with extensive foliage and a double detached garage. This home has seen care and attention to detail over the years, and the yard is an absolute dream in full bloom, with complete privacy. The home features 1 bedroom and one bathroom but has room to expand to include an additional bedroom and bathroom. This property could be perfect for empty nesters or a small family. Contact our favorite REALTOR[®]; to book a showing!