



GRASSROOTS
REALTY GROUP

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817 7 Street
Lethbridge, Alberta

MLS # A2216350



\$399,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	916 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Garage Faces Rear, On Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Treed, Underground Sprinkler		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	(R-L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, AC, Window Blinds/coverings, Freezer, 2 stand alone new windows, Fire place(wood)

Charming and well maintained 916 sq ft bungalow on the North side featuring 4 bedrooms ,2 baths and a new wood burning fireplace in the basement. This move-in ready home offers comfortable living with thoughtful up dates and a pride of ownership throughout. The spacious yard is beautifully landscaped, perfect for relaxing or entertaining and includes a single detached garage for added convenience. Two of the bedrooms are in the basement and have windows that may or may not meet egress. Located close to schools a park and all the amenities you need. Ideal for first time buyers or down sizers looking for a turnkey property. This one is definitely worth a look!