



GRASSROOTS
REALTY GROUP

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1831 5 Avenue N
Lethbridge, Alberta

MLS # A2217420



\$236,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, See Remarks		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R-L(W)P
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, Sump Pump(s)		

Inclusions: Centra Air Conditioner

Excellent starter home or investment property. This older home has had some upgrades over the years including a new roof in 2018, Central air, HWT, plumbing and electrical. Enjoy having everything on one level. The laundry area is located in the back foyer. The huge yard is great for family and entertaining. Book your showing with a Realtor today.