



**GRASSROOTS**  
REALTY GROUP

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**2639 22 Avenue S  
Lethbridge, Alberta**

**MLS # A2217659**



**\$339,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Wooded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Vaulted Ceiling(s)		

**Inclusions:** fridge, stove, washer, dryer, deep freeze, window coverings, garage door opener & control, workshop shelving (All in 'as is' condition)

**BE FIRST IN LINE!** This is a fine address to come home to. Extremely well-located southside bungalow with loads of potential! Just two blocks from Agnes Davidson School, and within short walking distance to playgrounds, coulees, restaurants, shopping and groceries. A total of 4 bedrooms, 2 bathrooms, vaulted open beam living room, single detached garage, mature yard and covered patio for summer relaxing.