



GRASSROOTS
REALTY GROUP

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**103 Oxford Road W
Lethbridge, Alberta**

MLS # A2217713



\$409,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,214 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Covered, Off Street, On Street, Parking Pad, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade, Walk-Up To Grade	HOA:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Laminate Counters		

Inclusions: Tenants Goods

Here is an excellent investment opportunity on this 5 bedroom legally suited home located in a mature west side community close to schools, parks and shopping. The enclosed sunroom off the kitchen overlooks the spacious yard. There is plenty of covered parking out front for up and down suites. The roof was replaced in 2018.