



**GRASSROOTS**  
REALTY GROUP

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**719 23 Street N**  
**Lethbridge, Alberta**

**MLS # A2217717**



**\$379,900**

<b>Division:</b>	Majestic Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Central Air

Nice 5 bedroom home in great central location. Steps from park. Walking distance to all schools, parks, restaurants, bus and more. Rear parking for 3 cars and 2 in the front. Large 28x22 double insulated garage. Garage access to one side from the front and one side from the back. Completely repainted inside with 3 bedrooms up. Nicely laid out kitchen with raised eating bar. New carpet throughout most of home. Maintenance free rear yard and fence. Basement has an amazing layout with another 2 bedrooms. Brand new 100 amp service. Most windows have been updated to pvc. Recent hvac service including duct cleaning and furnace/central air checkup. Great house with over 2000 sq ft of development. Would make an excellent family home or investment property!