



**GRASSROOTS**  
REALTY GROUP

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**65 Modesto Road W  
Lethbridge, Alberta**

**MLS # A2217771**



**\$429,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** NA

Here is a large home, in mature area of the Westside. It is walking distance to the University and close to many other amenities; including schools, shopping, activities and health care. With 6 bedrooms and 3 bathrooms, this home works on many levels; single family, intergenerational family, or student rental. This home has had some recent updates, including quality vinyl plank flooring, paint, fridge, stove, furnace and roof, making this home very move-in ready. The main floor boasts a living room, kitchen, dining area, three bedrooms and two bathrooms. There is also walkout to a 3-season sunroom off the dining area. The basement includes another three bedrooms, a bathroom, a large family room and a laundry room. This home has air conditioning and a fireplace, so you will be comfortable no matter the season. There is also a separate entrance to the basement, giving this home many additional possibilities. This home is on a large lot, and has lots of on and off street parking, including a large double garage. This home is definitely worth a look, don't wait, make the call.