



GRASSROOTS
REALTY GROUP

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533 18 Street S
Lethbridge, Alberta

MLS # A2217873



\$409,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, Separate Entrance, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Flooring for Den/3rd Bedroom in basement

SUPER CUTE! And ready for you to move in! This property has a great floor plan with 3 bedrooms on the main floor! Updates include a new kitchen with LOTS of classy cabinets, quartz countertops, lots of natural lighting, all new appliances, pot lighting, windows and flooring! The bathroom had a complete make-over as well from top to bottom! You'll love the fresh and clean look throughout this home: fresh paint and new lighting! There are 3 spacious bedrooms on the main with LARGE windows! The lower level has had a makeover as well, updated bathroom, painted throughout, new flooring & lighting. The furnace & electrical were updated. The laundry room has storage & a convenient sink good for cleaning up after crafts of any kind! There are 2 other bedrooms and a flex room/potential 3rd bedroom and a large family/play room for quality time together! The back yard is family friendly with BBQ & patio area, play space for children, a garden area a new fence and LOTS of parking (room for a serious garage later!). Plenty of room for a family to grow and entertain! Call your favourite REALTOR for a showing!