



**244 Cassino Street S**  
**Lethbridge, Alberta**

**MLS # A2218666**



**\$330,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Standard Shaped Lot, Street Light		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<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>	Ceiling Fan(s), Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer

Welcome to 244 Cassino Street S! This well-kept half duplex offers 924 sq ft on the main level with recent updates throughout. The main floor features a spacious living room, functional kitchen and dining area, two bedrooms, and a 4-piece bathroom. The fully developed basement includes a third bedroom, large recreation room, 3-piece bathroom, and a generous storage area. The backyard is fully fenced and includes a single detached garage. Located in a quiet, convenient neighbourhood close to amenities, this property is an excellent opportunity for first-time buyers, investors, or downsizers. Contact your favourite REALTOR® today!