



GRASSROOTS
REALTY GROUP

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244 Cassino Street S
Lethbridge, Alberta

MLS # A2218666



\$330,000

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

Heating:	Forced Air
Floors:	Concrete, Laminate
Roof:	Flat Torch Membrane
Basement:	Finished, Full
Exterior:	Brick, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Storage

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

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!