



GRASSROOTS
REALTY GROUP

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**1407 6A Avenue N
Lethbridge, Alberta**

MLS # A2219445



\$359,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	916 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L(W)

Utilities: -

Inclusions: 2 Fridges, 2 Stoves, 1 Washer, 1 Dryer

This super cute and well maintained bungalow has 2 bedrooms on the main level and a 1 bedroom illegal basement suite which was rented as an Airbnb. Updates over the years include windows, paint flooring, roof, furnace, and HWT. The fully fenced yard is partitioned off for the upper and lower suite privacy. There is lots of off street parking including a double pad which is accessed from the back alley. Located in a quiet street close to schools and shopping. This home has excellent potential for extra rental revenue. Book you showing with a Realtor today.