



**GRASSROOTS**  
REALTY GROUP

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**1319 28 Street S**  
**Lethbridge, Alberta**

**MLS # A2220495**



**\$370,000**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** Garage heater, garage fridge

At just over 1,000 square feet this 4 bedroom home is in an amazing mature area close to artery roads/transit, parks, schools, and Henderson lake. This walk up bungalow maintains loads of its original charm with hard wood floors that are in great shape. On the main level you will find 3 bedrooms, a bathroom, large living room, and the kitchen / eating area. The property features offstreet parking, a car port, a heated single car attached garage, a private treed backyard with 2 sheds (one with power), a greenhouse, and alley access. The basement features a large laundry room / utility room, 1 bedroom, and a large family room with fire place and retro bar that is great for entertaining.