



**GRASSROOTS**  
REALTY GROUP

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**626 11 Street N**  
**Lethbridge, Alberta**

**MLS # A2221939**



**\$395,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Sump Pump(s)		

**Inclusions:** FRIDGE, STOVE, ALL WINDOW COVERINGS, WASHER, DRYER, SHED, GARAGE DOOR OPENER & CONTROL

This move-in ready bungalow with a double detached garage is just steps away from Senator Buchanan Elementary school and park! The main floor has a newer kitchen and vinly flooring throughout and the basement also features newer carpet. The huge fenced yard is a great place for the kids or dogs to play or a gardeners blank canvas! The oversized double garage and large shed have room for all your vehicles and outdoor stuff. This home is ready for new owners and occupancy can be immediate!