



GRASSROOTS
REALTY GROUP

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1112 44 Avenue N
Lethbridge, Alberta

MLS # A2223975



\$484,300

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,332 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry		

Inclusions: Downstairs Refrigerator, Downstairs Stove, Fire Pit, Garage Shelves, Window Blinds, 2 Sheds

A spacious renovated home with 3 bedrooms up, huge yard, insulated 30 X 24 foot insulated shop, and a basement suite (illegal) with complete separate entry. Great open view to the north and tons of parking options -front and back. Modern upgrades inside, including kitchen and bathroom. The home had many updates around 2017, with house and garage re-shingled, windows replaced and house stucco done. Brand new fridge and stove upstairs, and hot water tank 2025. Great fenced back yard space for gardening, activities, RV or extra vehicle parking and lots of storage in the metal sheds.