



**GRASSROOTS**  
REALTY GROUP

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1112 44 Avenue N  
Lethbridge, Alberta

MLS # A2223975



**\$484,300**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.