



GRASSROOTS
REALTY GROUP

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1407 28 Street S
Lethbridge, Alberta

MLS # A2226191



\$389,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Welcome to 1407 28th street south! This bungalow is situated in a quiet street and is minutes only away from Mayor Magrath Drive where all the best shopping, restaurants, schools, parks and golfing are located! This home has a wide open floor plan, tons of storage and boasts with tons of natural light. Upstairs has 2 bedrooms and 1 full bathroom. Down stairs has an illegal suite where the second kitchen is located along with 1 bedroom, den and full bath. If you're looking for a revenue property this is the place! Updates include roofing shingles 2019, Updated windows on the main and high efficiency furnace.