



**GRASSROOTS**  
REALTY GROUP

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1707 5A Avenue N  
Lethbridge, Alberta

MLS # A2228009



**\$200,000**

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	801 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

**Inclusions:** fridge, stove, washer/dryer, backyard shed, garage door opener + remote (NOTE: all chattels as is/where is)

What a terrific real estate investment opportunity in Lethbridge, Alberta! If you have the vision to build value and style, the possibilities are endless here. This post-war 1949 bungalow offers a super practical floor plan. On the main floor: there are 2 bedrooms, a 4-piece bath, and a bright living room and kitchen. There is a deck off the living room and a side entry just past the kitchen. In the basement: there is one bedroom (window may not meet egress), a small family room, an open laundry area with sink, plus two small storage rooms. A newer roof and hot water tank will help the budget too! Now ... check out the backyard on this HUGE lot with single detached garage! Location? The beautifully mature, tree-lined street speaks for itself. Lots of redevelopment happening in Westminster subdivision. Call your agent and check out this opportunity ASAP!