



GRASSROOTS
REALTY GROUP

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817 8 Avenue S
Lethbridge, Alberta

MLS # A2228595



\$320,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	762 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L (L)
Utilities:	-

Inclusions: "as is where is on completion"

Like new in many ways, this 762 sq. ft. bi-level built in 2017 nestled in the heart of London Road may just be the opportunity you've been waiting for. Fully developed with one bedroom and bathroom up, a second bedroom and bathroom down, a spacious family / living room on each level, and modern finishes throughout. Out back you'll find a large composite rear deck connecting the house to a 22X24 double detached garage that is finished to paint stage (or better). Most windows on the house and garage are fortified with metal roll shutters for both privacy and security. All this in walking distance to the downtown core, or a walk along the coulee's edge. Call your REALTOR® for details on the protocol for offers and possession. **Sold on an "as-is, where-is on completion" basis with no warranties or representations.