



GRASSROOTS
REALTY GROUP

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1110 41 Avenue N
Lethbridge, Alberta

MLS # A2229196



\$209,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	764 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, shed, cabinet in bedroom

This 770 sq ft, 2-bedroom, 1-bathroom home is perfect for first-time buyers or investors! Freshly updated with new flooring, fresh paint, and a brand-new stove, it's bright, inviting, and completely move-in ready. The covered deck offers a great outdoor space, while the large 50 x 125 lot gives you room to enjoy. With an attached single garage and a shed for extra storage, this home is both practical and charming. Conveniently located near the new Legacy Park, it combines affordability with a great location—don't miss out on this fantastic opportunity!