



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1138 42 Avenue N
Lethbridge, Alberta

MLS # A2229638



\$330,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Quad or More Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Level, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Residetial
Foundation:	Perimeter Wall	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Fridge stove washer dryer window coverings

Every mans dream is this 950 square foot house and a 28 foot by 30 foot 840 square foot shop. The house is a cute little 2 bedroom one bathroom ranch style house that has all the big ticket items replaced such as roof, furnace, central air, hot water. This corner lot boasts a lot of parking. The garage will make any car enthusiast happy with the 12 foot ceilings and a 2 post car hoist. call your favorite realtor today to book a viewing.