



**GRASSROOTS**  
REALTY GROUP

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**40 Dakota Road W  
Lethbridge, Alberta**

**MLS # A2230366**



**\$349,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	925 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** Upstairs: fridge, stove, dishwasher, washer/dryer. Downstairs: fridge, stove, washer/dryer. Window Coverings/hardware throughout, 2 sheds

This bungalow with TWO KITCHENS ("non approved" suite) has new flooring on the main floor, and a new hot water tank! The main floor features an open and inviting floor plan with two spacious bedrooms and a 4 piece bathroom. The basement has a SEPARATE entrance, kitchen and an additional bedroom making it perfect for roommates or teenagers. Located close to schools in a mature neighbourhood.