



GRASSROOTS
REALTY GROUP

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**146 Oxford Road W
Lethbridge, Alberta**

MLS # A2231751



\$399,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,156 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home

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

Inclusions: pool table

Location, Potential & Value ----This One Has it All! Welcome to this well located gem just minutes from University of Lethbridge, schools, and parks. Perfect for families, students, or savvy investors! This home offers big, bright windows that flood the space with natural light, creating a warm and welcoming feel throughout. The basement has excellent rental potential, making this an ideal opportunity for those looking to invest or offset their mortgage. Whether you're a first-time buyer with investment goals or a property investor, this one checks the boxes. Bonus feature: The garage includes direct access to the backyard, so no more tracking mud.