



**GRASSROOTS**  
REALTY GROUP

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2073 7 Avenue N  
Lethbridge, Alberta

MLS # A2233208



**\$295,000**

Division:	Westminster		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	824 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-37(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, microwave, light fixtures

Welcome to 2073 7 Ave North. Great for first time buyers or revenue seekers. This half duplex entire main floor has been completely redone and is move in ready. Well lit with all neutral colors. 2 bedrooms and 1 full bath. Kitchen has updated cabinets, stainless steel appliances, quartz counter tops . Durable laminate floors upstairs. Call your agent to show.