



GRASSROOTS
REALTY GROUP

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**131 Beaverpond Court N
Lethbridge, Alberta**

MLS # A2234129



\$425,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,083 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Stall		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

‘Move in Ready,’ Check out this gem! Tucked away in a fantastic Uplands Location. Close to schools, parks, groceries and transportation. Upstairs features 3 bedrooms, 3 pc ensuite + 4 pc bathroom, big - bright living room and spacious kitchen/dining area . Lower level boasts huge rec room, games room, w/ loads of natural light, den/ office, 3 pc bathroom and laundry room. Updates over the years included furnace, central air and most recently carpets, vinyl floor and paint throughout. Secured yard, 24x24 heated detached garage, deck and more.