



**GRASSROOTS**  
REALTY GROUP

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

1824 6 Avenue N  
Lethbridge, Alberta

MLS # A2234628



**\$385,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	732 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L (W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge X 2, Stove X 2, Dishwasher (Upstairs), Washer/Dryer X 2, Window Coverings

This legally suited bungalow offers an array of possibilities! Add to your revenue portfolio, or consider living upstairs and renting downstairs to ease the mortgage payments. Updated and quaint, the main floor features a good sized primary bedroom, a secondary bedroom, full kitchen appliances, as well as its own laundry facilities. The basement suite is accessed from the backyard, and is ideal for anyone needing the convenience of a living space with separate amenities. The triple heated garage round out the list of wonderful characteristics of this property. Call your REALTOR<sup>®</sup> today for a showing.