



GRASSROOTS
REALTY GROUP

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**74 Carleton Place W
Lethbridge, Alberta**

MLS # A2235234



\$198,000

Division:	Varsity Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	709 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Linoleum

Roof: Flat Torch Membrane

Basement: Full, Partially Finished

Exterior: Mixed

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: n/a

Opportunity knocks. Backing on to a park, and steps away from the university. This half duplex needs work, but the location cannot be beat. Contact your REALTOR® to view today.