



GRASSROOTS
REALTY GROUP

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**1840 5A Avenue N
Lethbridge, Alberta**

MLS # A2236243



\$299,900

Division:	Westminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,086 sq.ft.	Age:	1948 (77 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, wall window coverings, tv wall mounts, A/C (as is), shed (as is), underground sprinklers (as is), basement couch, basement coffee table, outdoor BBQ

Welcome to 1840 5a Ave in Lethbridge! This 1.5 story home is in close proximity to schools and amenities and features 1,085 square feet of living space. The kitchen on the main level has plenty of room for nightly cooking and the dining room has space for family dinners. The living room features plenty of space for all of your furniture and a big window to allow natural light. The main level also features a bedroom and a 4pc bathroom. Upstairs has two more bedrooms while the basement has a big rec room and laundry. There's plenty of storage down here as well. Your new backyard features plenty of green space but also has plenty gravel that requires zero maintenance. There's also a single garage out back for your parking needs. Looking for that perfect starter home? Look no further — contact your favourite REALTOR® today!