



GRASSROOTS
REALTY GROUP

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1195 7 Avenue N
Lethbridge, Alberta

MLS # A2237036



\$375,000

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,438 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: central vac and attachments, garage door opener and remote, blinds, portable AC unit

Check out this 3 bedroom 2 full bathroom, over 1400 sq foot bi-level with vaulted ceilings, situated right across from Senator Buchanan Elementary School. It features a double attached garage and a low maintenance yard and a back deck. On the main floor you will find a large living room, kitchen, dining room, 2 bedrooms, 4 pc bathroom and your very own laundry room. Up the set of stairs will discover your own primary suite with a walk-in closet and large 4 pc ensuite with a soaker tub. Head to the unfinished basement, were you will find plenty of space to design the perfect layout for bedrooms, family room, storage etc. There is also plumbing ready to go to make an amazing basement bathroom. Lets not forget there is a walk-up to your back yard, which might give you options to suite the basement.