



GRASSROOTS
REALTY GROUP

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**41 Hawthorne Place N
Lethbridge, Alberta**

MLS # A2237054



\$319,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,064 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Wooded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Central Air, Electric Stove, Dishwasher, Washer/Dryer, refrigerator, Garage Controls

Exceptional Investment Opportunity in North Lethbridge! Tucked away in a quiet cul-de-sac, this spacious 4-bedroom, 2-bathroom bi-level offers excellent potential for rental income, redevelopment, or long-term holding. Sitting on a generous 7,350 sq ft lot, the property features an attached garage, ample off-street parking, and a functional layout ideal for accommodating tenants or extended family. Whether you're looking to expand your portfolio with a reliable income property or explore future development options (subject to city approval), this home presents a rare chance to invest in a sought-after residential area. Located close to schools, parks, public transit, and essential amenities - the location supports both strong tenant appeal and future resale value. Call your Favorite REALTOR® today to book a viewing!