



GRASSROOTS
REALTY GROUP

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**1222 44 Avenue N
Lethbridge, Alberta**

MLS # A2237912



\$229,900

| | | | |
|------------------|----------------------------|---------------|-------------------|
| Division: | Legacy Ridge / Hardieville | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,118 sq.ft. | Age: | 1961 (64 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|-------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RL |
| Foundation: | See Remarks | Utilities: | - |
| Features: | Ceiling Fan(s), Vinyl Windows | | |

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|--------------------|--------|
| Inclusions: | Blinds |
|--------------------|--------|

Overlooking the open prairie this main floor bungalow would be a great home for a first time buyer or revenue. Enjoy the quiet evenings in this Bright and open plan. 3 bedrooms, large bathroom. Recent improvements include Windows, Furnace, Hot Water Tank, 100 amp service. Deep back yard with lots of space to build that double garage in the back. Located Close to Legacy Park where you can enjoy Walking trails, Play Grounds, Pickle Ball and Tennis courts and much more. Also close to Sobeys, Walmart, restaurants and many more conveniences.