



**GRASSROOTS**  
REALTY GROUP

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**1802 11 Avenue N  
Lethbridge, Alberta**

**MLS # A2238150**



**\$340,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

**Heating:** Boiler, Hot Water

**Floors:** Carpet, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** N/A

Great house to make an offer on to flip or build equity in the potential value. In the WINSTON CHURCHILL NEIGHBOURHOOD. Original character and timeless charm, with hardwood floors, 3 bedrooms on main floor, fully developed basement with great possibilities, this bungalow offers the perfect space for a family or the opportunity to develop into separate suite with its own entrance. Offering 2 full bathrooms, wet bar in basement family room, the living room and family room of this home has the perfect layout. Exterior has a CARPORT, ATTACHED GARAGE, LARGE YARD FOR GARDEN with mature raspberry bushes, OR EXTRA PARKING. This home has great bones for someone looking to add their personal touch or redevelopment. Situated in a quiet, well established neighbourhood WALKING DISTANCE to NORD-BRIDGE SENIORS CENTER, 3 LEVELS OF SCHOOLS, GALBRAITH ELEMENTARY, WILSON MIDDLE SCHOOL, WINSTON CHURCHILL HIGH. On a 6817 sq. ft. corner lot close to other amenities like PARKS, WALKING TRAILS & PUBLIC TRANSIT. Don't wait on this potential family home or INVESTMENT PROPERTY corner lot for development and hot water boiler, for ZONE HEATING.