



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1802 11 Avenue N
Lethbridge, Alberta**

MLS # A2238150



\$360,000

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

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 it's 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 CAR PORT, 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.