



GRASSROOTS
REALTY GROUP

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1248 31a Street S
Lethbridge, Alberta

MLS # A2239023



\$379,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Greenbelt, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Hood fan, Window Coverings, Shed, Built in Vacuum and Attachements (all in as is condition)

Backing onto school park and right next to Coalbanks Trail! One owner home that has been enjoyed for many years, but is now ready for YOUR new vision. Featuring an open and bright main level plan with vaulted ceilings, lots of windows, 3 bedrooms up, and a covered back patio overlooking beautiful green space. The home shows squeaky clean, and the yard has been recently refreshed as well. Major updates over the years include windows and some flooring. There is ample parking here already with a front pad, and back stall but you could potentially add to that with the construction of a detached garage off the back lane too. Note that the basement bedroom window may not meet egress. This could be the ideal place to grow your family!