



GRASSROOTS
REALTY GROUP

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1301 9 Avenue N
Lethbridge, Alberta

MLS # A2239449



\$350,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,307 sq.ft.	Age:	1956 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

This 5 bedroom house offers tons of space and has so much potential. It has 3 bedrooms up with a large living room and another 2 bedrooms down with a large family room providing plenty of space for everybody. The main floor has hardwood floors throughout except for the kitchen which has tile. The kitchen is simple and functional with a bright dining room right off of it. The large living room is open and bright thanks to large windows facing the front fenced courtyard area of the yard. There are 3 large bedrooms on this level, a 4 piece bathroom, and the laundry conveniently located in the hallway. As you make your way downstairs you will notice a second laundry hook-up from when they relocated the laundry upstairs for better convenience. The downstairs offers a large open family room and den area along with 2 more bedrooms and a 3 piece bathroom. There are 3 separate entrances to the home, 2 just off the mudroom that is between the single attached garage and the house, and the front door within the fenced yard. The home and yard are large and have so much potential. Located near parks, schools, and the Logan Boulet Arena.