



**GRASSROOTS**  
REALTY GROUP

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1036 25 Street N  
Lethbridge, Alberta

MLS # A2239596

**\$380,000**



<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** n/a

Tucked away in a quiet cres. (only 1 neighbor), upgraded bungalow, kitchen, bathroom, roof, furnace, a/c, fascia, soffits & more. Fully developed (suite potential) huge concrete patio area, partially covered and check out this garage 23' x 29', heated with 10' ceilings, WOW! Plus a 16' x 9' wired shed. What are you waiting for? SELLER WILL TAKE TRADES!! Need to sell first? No problem &mdash; we&rsquo;ll buy your house! ?????? Hurry &ndash; opportunities like this don&rsquo;t wait!