



GRASSROOTS
REALTY GROUP

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22 Hawthorne Place N
Lethbridge, Alberta

MLS # A2239611



\$479,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,828 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Fridge(As is condition), Dishwasher, B/I Oven, Cooktop stove, Washer, Dryer, A/C, Window coverings, Garage door opener and remote, shed, fridge and stove in basement, Central Vac with attachments

His home has brought many years of wonderful memories to the family who had it built, and raised their family here. Now its time for a new family to start building all those special memories. This wonderful home is located in a quiet Cul de Sac, backing onto Park Meadows Elementary school. This location is absolutely ideal if you have a young family! Built with excellent craftsmanship this home was custom built by Virginello Homes and all the wood carpentry work was done by Orlando a well known builder and finisher, this home far exceeds any of the newer homes built today. Even though this home needs a bit of updating most of the major items have been done such as the roof, windows, furnace and Hot water tank. Some special features of this home are an attached single garage and a covered carport as well as a side driveway for RV parking or extra parking, an enclosed sun room off of the main floor dining room, Central air, central Vac with attachments, large third level family room with a wood burning fireplace. Put this home on your must list to see!