



GRASSROOTS
REALTY GROUP

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1718 21 Street S
Lethbridge, Alberta

MLS # A2239856



\$365,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,186 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Tar/Gravel

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: window coverings, shed NOTE: ALL APPLIANCES AS IS

Here's a great property in an awesome neighbourhood! This home is perfect for a family with young children as it features 3 spacious bedrooms on the main floor. It also has a bright & sunny living room and a kitchen with lots of pantry space as well as additional storage in the dining area. You'll love the original hardwood throughout - it's been so well maintained! The lower level has a 3 piece bath, a large family room and space for a computer or games area as well as a bedroom. There is a lot of potential in the lower level - design it and renovate it to your taste! The back yard is nicely landscaped with room for an RV to park off the paved alley. For those evenings when a batch of s'mores is in order, there's a perfect patio area and fire pit for that! The driveway and carport allow for lots of off street parking. The hot water tank & A/C unit are newer and there have been a few windows replaced. The furnace has been checked out and is running well. This property is located close to Agnes Davidson elementary school, the green belt & park area.