



GRASSROOTS
REALTY GROUP

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50 Algonquin Road W
Lethbridge, Alberta

MLS # A2240303



\$350,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	920 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Metal Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: 2 fridges, 2 stoves, dishwasher, washer, dryer, washer/dryer stack, shed(as-is)

Nicely updated bi-level home in West Lethbridge with suite(illegal) in basement! Current owners have just done some upgrades to make this home move-in ready! Brand new carpets just installed! Also, new toilets, tub, and vanity in the bathrooms! Side entrance. A couple steps up to main floor with another door to this level. Main floor features open plan with living room, dining room, and kitchen. There are also 3 bedrooms and a full bathroom with tub/shower combo and stacked washer/dryer! Basement is fully developed with family room, kitchen, 2 bedrooms with egress windows just installed this year, bathroom with walk-in shower, a storage room, and a laundry closet with a full size machine set. Backyard is fenced and just had new sod installed. There is even a garden box in the back corner. Parking for 3 vehicles(2 tandem) on the driveway out front. Fantastic opportunity that doesn't come around too often with these kinds of features in this price range!