



**GRASSROOTS**  
REALTY GROUP

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1610 3 Avenue N  
Lethbridge, Alberta

MLS # A2242545



**\$179,000**

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	794 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L(W)
Utilities:	-

Inclusions: n/a

Attention first time home buyers and investors! This is a 2 bedroom, 1 bath home located in a great location, close to Westminster School and pool. Great opportunity, don't pass it up.