



GRASSROOTS
REALTY GROUP

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1505 6A Avenue N
Lethbridge, Alberta

MLS # A2244060



\$363,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,375 sq.ft.	Age:	1945 (80 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating: Forced Air, Natural Gas, None

Floors: Laminate

Roof: Flat Torch Membrane

Basement: Finished, Full, Walk-Up To Grade

Exterior: Brick

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L (W)

Utilities: -

Inclusions: Dishwasher. Washer and dryer in the basement (white set)

This large 6 bedroom brick bungalow is ideal for the busy family. Most of the bedrooms are spacious with lots of built in storage. There is Main Floor laundry as well as additional laundry in the basement, making it Ideal for large family convenience or as an investment property. Located on a quiet street with a spacious front and back yard, separate basement entry and an older detached super single garage. Upgrades include; furnace, hot water tank, a new roof in 2020, new kitchen, paint and new flooring throughout the home. Bring your finishing ideas to make this home your own.