



**GRASSROOTS**  
REALTY GROUP

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1036 25 Street N  
Lethbridge, Alberta

MLS # A2244152



**\$429,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Park Meadows                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,097 sq.ft.                                                            | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Attached, Garage Door Opener, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped                                                   |               |                   |

|                    |                                                    |                   |     |
|--------------------|----------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Flat Torch Membrane                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed                                              | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Pantry, See Remarks, Vinyl Windows |                   |     |

**Inclusions:** Fridge, Stove, Washer, Dryer, Dishwasher

Tucked away in a quiet cres. (only 1 neighbor), upgraded bungalow, kitchen, bathroom, roof, furnace, a/c, fascia, soffits & more. Fully developed (suite potential) huge concrete patio area, partially covered and check out this garage 23' x 29', heated with 10' ceilings, WOW! Plus a 16' x 9' wired shed. What are you waiting for? SELLER WILL TAKE TRADES!! Need to sell first? No problem &mdash; we&rsquo;ll buy your house! ?????? Hurry &mdash; opportunities like this don&rsquo;t wait!