



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1223 St. Catherine Road N
Lethbridge, Alberta

MLS # A2244503



\$440,000

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	967 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: N/A

This well cared for home is full of updates and ready for new owners! The beautifully renovated kitchen features new white cabinets from Adora, new stainless steel appliances and modern finishes. You'll love the new carpets and vinyl plank flooring. Offering 2 bedrooms up and 2 down, this home also features a separate basement entry perfect for future development, as well as a cozy gas fireplace that has been serviced every year. Off of the kitchen you will find an enclosed, insulated sun room perfect for relaxing and entertaining. Outside you will find a single detached garage, a convenient carport and newer roof for peace of mind. Don't miss this fantastic opportunity!