



GRASSROOTS
REALTY GROUP

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

1706 7 Avenue N
Lethbridge, Alberta

MLS # A2244810



\$182,000

Division:	Westminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,176 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Faces Rear, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Lawn, Level, Rectangular Lot, St		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L(W)P
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs		

Inclusions: none

3 Bedroom, 1.5 Bath Fixer-Upper with Garage This is a major project property ready for a full renovation. The home offers 3 bedrooms, 1.5 baths, and a full unfinished basement. A single-car garage is located at the back of the property. Condition: The house needs extensive work, including a new roof, windows, flooring, kitchen, and bathrooms. The electrical system is outdated, with only 60 amp service and active knob-and-tube wiring connected to basement lighting. Other Details: Tenants are currently in place on a month-to-month basis. The yard is filled with various items and will require clean-up. If you're looking for a property to completely rehab from top to bottom, this is an opportunity to bring new life to a worn-down home.