



**GRASSROOTS**  
REALTY GROUP

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**13 Loyola Place W**  
**Lethbridge, Alberta**

**MLS # A2244812**



**\$419,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,775 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Standard Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Flat Torch Membrane
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Aluminum Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bathroom Rough-in

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** All inclusions as is

Take a look at this original-owner, 1,775 sq. ft. bungalow in a great west-side neighborhood. Enjoy easy walks to Nicholas Sheran Park, the arena, pool, and the University of Lethbridge. Located on a quiet cul-de-sac, this home has had several mechanical upgrades over the years, including the furnace, windows, hot water tank, and roof, while the interior retains its original 1970s charm. The front carport easily accommodates two vehicles. Upstairs, you'll find three bedrooms, two full bathrooms, and three separate living areas. The undeveloped basement offers a blank canvas with plumbing in place for an additional bathroom and plenty of room to suit your needs. It was so spacious upstairs that the original owners never developed the basement, instead using it for storage. The backyard opens onto a network of walking paths for endless outdoor enjoyment. A pre-inspection has been completed and is available for review. Viewing is easy, just make an appointment with a REALTOR® and go.