



**GRASSROOTS**  
REALTY GROUP

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**602 11 Street S**  
**Lethbridge, Alberta**

**MLS # A2244944**



**\$379,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	1925 (100 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Brush, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Stand		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home		

**Inclusions:** Hot tub, garden shed

This is an amazing opportunity to own a character home in London Road neighborhood. This well maintained 1925 home is charming and has many conveniences. A beautifully renovated kitchen with original hardwood floors and granite counter tops. A cheerful sunroom to welcome you home. The living room has a stunning gas fireplace with built-in book shelves flanking each side. A dining room capable of seating many guests. A hot tub in the back deck. 3 bedrooms and 2 bathrooms. 1230 square feet. Beautifully mature landscaped yard. Fully fenced, private backyard. Single detached garage. The sewer line was replaced in 2010 so no worries about an old sewer line. A fully finished partial basement. Hot water tank is brand new. So many good things about this home! Call your REALTOR® today!