



GRASSROOTS
REALTY GROUP

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1005 Scenic Drive S
Lethbridge, Alberta

MLS # A2245182



\$400,000

Division:	Fleetwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,172 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nice big family home on a huge lot with views of the University! Just off of scenic drive, this 4 level split has a large open living room with south facing windows with gorgeous views to the west. The dining area and kitchen are wide open with lot's of room for those big family gatherings. The 4 bedrooms are all upstairs with space for everyone as well as a full bathroom. Downstairs the family room is huge, includes a bar and features a unique restroom! The basement is for the laundry and a ton of storage space but could be developed. Your back yard is massive and has a covered patio, garden area, and beautiful trees for shade and privacy. This is a very unique home in a great location!