



GRASSROOTS
REALTY GROUP

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208 23 Street S
Lethbridge, Alberta

MLS # A2245871



\$329,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	935 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Off Str		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Many Tre		

Heating:	Gravity, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Opener, Shed, Underground Sprinklers, All goods in As-Is Condition.

Adorable raised bungalow with great potential! Situated in the Glendale neighbourhood this home has been owned by the same family since day 1 (purchased brand new from Art Batty Construction). There have been updates over the years including original hardwood refinishing, flooring, most windows, main level bathroom reno, electrical panel, and more. The shingles on the house were JUST replaced this summer too. That being said...the basement offers the new owner an opportunity to update and add some equity. The lot is very established and shrouded in foliage as you would expect a South side lot to be. For your back yard BBQ's there is a wonderful ground level deck that is very private. You'll appreciate the "green" old school clothes line and vegetable garden plot. Parking facilities include a double detached garage off the back lane, and an ample parking pad out front. Paved lane and multi-use pathway being developed behind! Book your viewing today with YOUR preferred agent and start your vision.