



GRASSROOTS
REALTY GROUP

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

**144 McGill Boulevard W
Lethbridge, Alberta**

MLS # A2246495



\$290,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,020 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	NONE
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Great 4 bedroom 2 full bath with separate basement entrance and a single car garage just a few Blocks away from the University. Home is in need of a little TLC to make it your perfect home close to schools parks and shopping. The house is sold as is where is no warranty's sellers will supply title insurance in lieu of a RPR and compliance letter from the city of lethbridge.