



GRASSROOTS
REALTY GROUP

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1239 42 Avenue N
Lethbridge, Alberta

MLS # A2246582



\$312,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	749 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: TV Mounts, Storage Cabinet in Kitchen

Fantastic Starter or retirement home! This immaculate 1/2 duplex has big bright south facing windows both up and down, large living and family rooms and three good sized bedrooms. Both bathrooms have been renovated and there is newer vinyl plank flooring throughout. This property has seen some major updates such as a new roof on both the house and garage in 2025, Newer fence on one side of the property, the garage has been insulated and drywalled, there was a new furnace and new A/c installed two years ago. You will also love the large 25 x 21 detached garage as well as the rear covered deck. This home is located less than 1/2 block away from the huge Northside Legacy Park, offering a spray park, playground and walking and biking trails. Put this on your must see list today!