



GRASSROOTS
REALTY GROUP

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1025 25 Street S
Lethbridge, Alberta

MLS # A2246842



\$409,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: 1 Shed, Shuffleboard table

Classic south side bungalow with a huge garage! Some updates include Newer Shingles, updated furnace and most of the main floor windows are new. The main floor features a bright and open living area along with a nice sized dining space. There are 3 bedrooms and a full bath on the upstairs. Downstairs is a massive family/games room and another bedroom and 1/2 bath. No lack of storage with 2 sheds and the huge double heated garage with room for 4 cars, 220 power and even a mechanics pit! Absolutely perfect for car enthusiasts. Very convenient location close to Henderson lake, schools, restaurants and shopping!