



**GRASSROOTS**  
REALTY GROUP

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**90 Meadowlark Boulevard N  
Lethbridge, Alberta**

**MLS # A2247182**



**\$425,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Window Coverings, A/C, Shed as is, Mini fridge in garage, hot tub chemicals

Check out this bungalow in a great North Side location, (very close to an elementary school) 2 bedrooms up, (an extra large primary) 1 bedroom down, and two full bathrooms including a nicely renovated bathroom in the basement. The backyard is nicely landscaped with a hot tub that's included, and there is also a 24 x 24 double detached garage with a heater.