



GRASSROOTS
REALTY GROUP

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**2201 6 Avenue N
Lethbridge, Alberta**

MLS # A2247464



\$399,999

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,332 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Vinyl Windows		

Inclusions: Shed, Greenhouse.

Welcome to this well-maintained 4 bed, 2 bath home offering 1,332 sq ft of comfortable living space, perfect for families, first-time buyers, or investors. This home is packed with features and room to grow! Enjoy year-round comfort with central A/C, and appreciate the energy efficiency and peace of mind that comes with a brand new hot water tank. The double detached garage and dedicated RV parking provide ample space for all your vehicles, toys, or storage needs. Outside, you'll find a fully fenced backyard complete with a shed, greenhouse, and a thriving garden — ideal for the green thumb in the family or those seeking a more self-sufficient lifestyle. The finished basement offers a large family room, a bedroom, bathroom, and kitchenette. There is potential for an illegal suite, making this an excellent opportunity for a mortgage helper or multi-generational living. Located in a family-friendly neighborhood close to schools, parks, and amenities, this home has everything you need and more!