



GRASSROOTS
REALTY GROUP

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**1909 8 A Avenue N
Lethbridge, Alberta**

MLS # A2248374



\$324,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	773 sq.ft.	Age:	1956 (69 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, ceiling fans, all window coverings, a/c, garage door opener and one remote, patio furniture, all yard care equipment in shed.

Come on home to this charming 773 sq ft, 2-bedroom, 1.5-bath bungalow with room to grow! This well-maintained gem features central air conditioning, upgraded windows and doors, and a spacious deck perfect for relaxing or entertaining. Located in a quiet neighborhood near schools, parks, and shopping, it's ideal for first-time buyers, investors, or those looking to downsize. The layout offers potential for additional bedrooms, and the massive 3-car garage is a must-see for anyone needing extra space. A fantastic opportunity in a prime location.