



GRASSROOTS
REALTY GROUP

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**1623 6 Avenue N
Lethbridge, Alberta**

MLS # A2248746



\$379,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L (W)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Three Fridges, Two Gas Ranges, Stove, Portable Dishwasher, Stacked Washer/Dryer Upstairs, Washer/Dryer Downstairs, A/C Unit, Upstairs Window Coverings, Shed

Welcome to 1623 6 Ave North! Charm and warmth are in full flight on the bright and spacious main floor which features two good sized bedrooms, gorgeous hardwood floors, an updated three piece bathroom, and lovely character kitchen counter-tops, cupboards, and built-in cabinets. The primary bedroom even has a balcony overlooking the backyard! Adding to the uniqueness of the property are two illegal suites in the basement, each with their own kitchen and three piece bathroom, with convenient separate up and down laundry facilities. A side entrance ensures privacy for both upstairs and downstairs, should one wish to rent either or both levels. Outside the large double lot with lane access, includes a single garage with the possibility of adding a double. Updates include newer windows, shingles and air conditioning unit. Garage measurements are approximate. Come view this beautiful home, where the possibilities are endless! Contact your REALTOR® for a showing.