



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1513 25 Avenue N
Lethbridge, Alberta

MLS # A2249927



\$385,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, dishwasher, hood fan, washer, dryer, freezer in basement, central air conditioner, window coverings

First time on the market! This pristine bungalow has been meticulously cared for over the years and offers the kind of charm you've been looking for! Spacious lot on quiet street with no rear neighbours, RV parking and a must-see yard, this home is one of a kind. With elements full of character and a practical floor plan there is a lot to love. 3 bedrooms upstairs are shared by a 4 piece bathroom, open kitchen with plentiful storage and counter space, dining area and bright living room. The basement offers a cozy family room complete with built-in storage, french doors and an electric fireplace. Fourth bedroom plus office, 4 piece bathroom, well sized laundry room and storage area as well! The backyard is perfectly landscaped and even has a covered BBQ area, patio, super single garage and with alley access, you've got lots of parking options! Close to amenities and a great neighbourhood, this home could be yours!