



GRASSROOTS
REALTY GROUP

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**1141 Scenic Drive S
Lethbridge, Alberta**

MLS # A2250076



\$399,900

Division:	Fleetwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Tar/Gravel
Basement:	Separate/Exterior Entry, Full, Suite
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge x2, Stove x2, Dishwasher, Washer, Dryer

Welcome to 1141 Scenic Drive South! This home offers a fantastic opportunity for both investors and first-time buyers. With an illegal basement suite, this property provides excellent revenue potential or the perfect way to have some help with your mortgage. Ideally located, you're just 5 minutes from downtown, with quick access to Walmart, Costco, and countless other shops, restaurants, and amenities. The convenience of this central location makes it an unbeatable choice for lifestyle and value. Whether you're looking to grow your investment portfolio or step into homeownership with added financial support, this home checks all the boxes. A rare find in today's market — don't miss it!