



GRASSROOTS
REALTY GROUP

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1203 8 Street N
Lethbridge, Alberta

MLS # A2251045



\$399,900

Division:	Staffordville		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,009 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage, Insulated, Off Street, Pa		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, tv mount, 2 stools at kitchen island, glass coffee table and brown sofa in living room, love seat in family room, 2 garage door remotes, shed, 2nd floor bathroom cabinet above toilet, garage heater, clothes drying rack in laundry room, central a/c unit.

IMMACULATELY KEPT semi-detached 4-level split home with HEATED double garage built in 2018. Home is in excellent condition and shows pride of ownership. Welcoming entry. Tall ceilings on main. Open plan for living room, dining room, and kitchen. Kitchen features quartz counters, stainless steel appliances, and corner pantry. Upper level houses 2 bedrooms with custom built-in shelving. There is also a nice laundry room, and a 4 piece bathroom with separate tub/shower combo and toilet room on this level. Lower level has large flex space room that could be used as a sitting room, gym area, music room etc., and has a small foyer with coat rack and sliding glass doors to patio and yard. This level also has a 3rd bedroom and another 3 piece bathroom with separate toilet and shower room. Basement is fully developed with large family room, storage room, utility room, and storage under the stairs that also features a ton of crawl space for extra storage. Backyard is fully fenced and landscaped with entrance to 23x24 double heated garage. There is also a gravel parking bad in the rear for a 3rd vehicle, and a paved driveway up front for a 4th vehicle. Home has convenience of central a/c to keep cool in the summer. Just up the street is a park and playground! Move in and enjoy!