



GRASSROOTS
REALTY GROUP

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1110 20 Street S
Lethbridge, Alberta

MLS # A2251069



\$299,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	944 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Garage Faces Rear, Off Street, Parking Pad, Single Garage De		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Sump Pump(s), Vinyl Windows

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

Inclusions: metal shed

Attention First Time Buyers!! If finding a solid built southside location near hospitals, shopping, schools, that includes a generous 50 x 120 Lot then be sure to take a look at this home. Under \$300,000 does not buy much today, and to find a single family home with a garage and rear parking is a good find. The home needs some TLC but it has vinyl windows that are not original, has a sump pump, forced air furnace, 100 amp service, and the hardwood floors are truly a blast from the past and expensive to replace 3/4" oak hardwood flooring!! This is an ideal sized home for the single Mom or Dad or the young couple starting out!! The basement has good sized windows too and has a family room and 3rd bathroom. The laundry is in the basement and there is plenty of basement storage.