



**GRASSROOTS**  
REALTY GROUP

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**1311 3 A Avenue N**  
**Lethbridge, Alberta**

**MLS # A2251988**



**\$375,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Vinyl Siding, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L(W)
<b>Utilities:</b>	-

**Inclusions:** 2 fridges, 2 stoves, washer, hood fan, washer, dryer, shed

Open House Aug 30th 1-3pm. Welcome to this north Lethbridge suited home. Offering comfortable living for families, a mortgage helper, or maybe you're looking to invest in a revenue property in this thriving city! This home features a 2 bedroom suite upstairs and an additional one bedroom illegal suite downstairs. The main level is bright and inviting, with large windows facing south, to allow the sunshine to fill your main living areas. With the large windows in the basement, the lower suite has plenty of bright, natural light as well! Recent upgrades include downstairs bathroom & flooring, interior & exterior paint, some light fixtures. You'll appreciate the convenience of a single garage, offering extra storage or shelter for your vehicle. This home is ideally located, just a stone's throw from local schools and shopping, making it easy to run errands or drop the kids off at school. Whether you're looking for a starter home, to downsize, or an investment property, this one offers great value in a great location!