



GRASSROOTS
REALTY GROUP

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1306 29 Street S
Lethbridge, Alberta

MLS # A2252174



\$424,900

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,109 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, See Remarks, Sloped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage		

Inclusions: Fridge, Induction Stove, Washer, Dryer, All Window Coverings, Central Air, Shed

Wow! This fantastic bungalow in the Lakeview community is situated on an oversized, fully landscaped corner lot in a quiet cul-de-sac with centre green space. Lovingly maintained by the same owner for nearly 40 years, this 3 + 2 bedroom, 2 bathroom home offers endless potential for growing families or investors. Beautiful hardwood flooring, tons of natural light, updates over the years to the windows, hot water tank, central air, dryer, induction stove and more. A separate side entrance makes this easily suitable. The basement also has a large family room, 2 storage areas and extra large laundry room with sink. Complete with single attached garage and once again, that sought after yard space that's perfect for a future workshop, RV parking or the outdoor living space of your dreams. All this in an ideal location within walking distance to several schools, shopping & dining. This ones a 10/10!