



GRASSROOTS
REALTY GROUP

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**47 Squamish Boulevard W
Lethbridge, Alberta**

MLS # A2252400



\$519,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	1997 (28 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance

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

Inclusions: n/a

Opportunity knocks with so many rare features! This home features 3 bedrooms upstairs and 2 Full baths. Downstairs has an ADDITIONAL 3 bedrooms plus a full bathroom for a TOTAL of 6 BEDROOMS!!. Open floor concept with hardwood floors, SIDE ENTRANCE door, the downstairs has plumbing and electrical in the family room. Besides having a double attached garage with tons of storage, in the back you will find another 20x30 out building perfect for an office/shop/work/hobby, just use your imagination!! This house offers lots of room for parking, growing and adding your own personal touch!