



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1006 Alice Birch Point N
Lethbridge, Alberta**

MLS # A2252915



\$449,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,001 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: TBD

Welcome to 1006 Alice Birch Point N! This super clean bi-level offers an incredible master suite, bright open living areas, and a fenced yard with alley access to a rear parking pad and single detached garage. A few finishing touches can be completed before possession, making it fully move-in ready. The garage is a shop enthusiast's dream, featuring Checker plated vinyl plank floors and upgraded electrical to power all your tools.