



GRASSROOTS
REALTY GROUP

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

1512 5 Avenue S
Lethbridge, Alberta

MLS # A2253072



\$425,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,292 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	n/A
--------------------	-----

Rarely do you find a southside home on a 75 ' lot in a good location with 2 double garages ! This home has been well maintained and boasts plenty of garage space and RV parking. Located in the sought after neighborhood of Victoria Park is a property with lots of potential to make it your next home. Some features include a heated garage 30' X 24"and a second older garage 20 'X 28' as well as 2 fireplaces and gas burning stove in family room .Updates to the home were done 10 - 13 years ago and included roofing, bath rooms , some flooring and appliances. This home's layout keeps everything easy and accessible. Check out the photos then call your REALTOR.