



GRASSROOTS
REALTY GROUP

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738 18 Street N
Lethbridge, Alberta

MLS # A2254626



\$399,900

Division:	Westminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,173 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L(W)
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions:	Dishwasher AS IS
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NEW PRICE: \$409,900 - Built in 2004 and located in an established neighborhood, this 4-bedroom, 2.5-bathroom home offers 1900 sq. ft. of developed living space and is sure to impress. You'll love the inviting, cottage-style curb appeal and the functional layout throughout. The main floor features a versatile bedroom/office, an open-concept living and dining area, a spacious kitchen, and a convenient powder room for guests. Upstairs, the primary bedroom is generously sized, accompanied by another bedroom and a full 4-piece bathroom. The lower level adds even more living space with a large family room, an additional bedroom, and plenty of room for movie nights or entertaining. Step outside to enjoy a fully fenced backyard complete with a deck, patio area, and plenty of space to relax or gather. Be sure to browse the photos and take the virtual tour to see if this home checks all the boxes for you.