



GRASSROOTS
REALTY GROUP

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

2202 36 Street S
Lethbridge, Alberta

MLS # A2254857



\$500,000

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, Gas or Electric Range, Dishwasher, Garage door opener and 1 control, Shed (as is where is), Central A/C, All Window Coverings, T.V. Brackets, Butcher Block Storage Cabinet in kitchen

Beautiful renovations to please even the most discerning taste await you as you enter this tastefully updated bungalow, located in one of South Lethbridge's nicest mature communities. This fully updated bungalow is in a Great Southside Location. Over recent years, this family home has been completely transformed into one of the cutest, cleanest and bright homes you'll find. Upon entering you're going to love the updated kitchen. The quartz countertops and designer tile add a nice touch of class. All new appliances include a gas range (which can be changed to an electric range if you like), built in microwave, fridge and dishwasher. Notice how the updated floors perfectly suit this home, and will hold up well to the high traffic. Next, check out the spacious living room with an updated fireplace. It's so warm and inviting. Also this floor boasts 3 updated bedrooms, 2 beautifully updated baths, new windows, doors, trim and so much more. Downstairs is completely finished and updated with another full bathroom, family room, 2 bedrooms and another area with a wet bar. The huge yard boasts a beautiful vinyl fence (new), new shed, flower bed and vegetable boxes. The location of this home couldn't be better! Close to schools, bus transportation, great shopping, restaurants, parks, Lethbridge Polytechnic and so much more. Yet it's nicely tucked away on a quiet street. There are so many updates I included a full list of renovations in your realtor's supplement tab so be sure to ask your realtor for a copy. Most importantly the updates are all high quality and very impressive. This home is ready for you to move in and enjoy life. You are going to love this home!