



GRASSROOTS
REALTY GROUP

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1223 St. Catherine Road N
Lethbridge, Alberta

MLS # A2255012



\$425,000

Division:	St Edwards		
Type:	Residential/House		
Style:	Bi-Level		
Size:	967 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, See Remarks		

Inclusions: Fridge in laundry room.

This well cared for home is full of updates and ready for it's new owners! The beautifully renovated kitchen features new white cabinets from Adora Kitchens, new stainless steel appliances and modern finishes. Just off of the kitchen you will find an insulated sun room perfect for relaxing and entertaining. Offering 2 bedrooms up and 2 down , this home also features a separate basement entry perfect for future development as well as a cozy gas fireplace that has been serviced every year. This fantastic home has a newer HWT (2022) & furnace (2017) plus a roof that was done just last year along with new carpet & vinyl plank. Outside you will find an attached carport as well as a single detached garage, a large city lot perfect for gardening. Don't miss this opportunity to own a beautiful family home in a quiet desirable neighbourhood.