



**GRASSROOTS**  
REALTY GROUP

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

**1221 (1219A) 4 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2255302**



**\$279,900**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	1939 (87 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial
<b>Exterior:</b>	Other
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Sump Pump(s), Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-37
<b>Utilities:</b>	-

**Inclusions:** fridge, stove, washer, dryer, AC unit, window coverings, dechlorination unit, shed, island, chest freezer

Welcome to 1221 4 Avenue S, a cozy bungalow nestled in the heart desirable London Road. This charming home is ideal for first-time buyers, downsizers, or investors looking for move-in-ready convenience. Step inside to find thoughtful upgrades including an updated furnace, hot water tank, AC unit, roof, and updated electrical, giving you peace of mind for years to come. The layout features a bright and functional kitchen with all new appliances, two spacious bedrooms, and a comfortable living area with large windows that fill the space with natural light. The private, fenced yard provides a relaxing outdoor retreat without the work. This home is the perfect low-maintenance property for those wanting to enjoy homeownership without the hassle of renovations. Located close to shopping, parks, public transportation, and all the amenities of downtown Lethbridge, this property offers unbeatable value. Whether you're entering the market or looking to simplify your lifestyle, 1221 4 Ave S is a must-see! Contact your favourite REALTOR® today to book your tour.