



GRASSROOTS
REALTY GROUP

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518 21 Street S
Lethbridge, Alberta

MLS # A2255851



\$374,500

Division:	Upper Eastside		
Type:	Residential/House		
Style:	Bungalow		
Size:	801 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Sheds

Location is key! This property is tucked behind Firestone Restaurant just off of Mayor Magrath Dr. S on a very nice treelined street. Close to all levels of schools, bus stops and shopping. The home is perfect for someone wanting extra help with the mortgage, looking to add to their portfolio or needing room for extended family as it has a non-conforming basement suite with separate laundry. A detached single garage is also on the lot and a nice sized backyard. Call you Realtor® today to come take a look.