

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

1210 6 Avenue S Lethbridge, Alberta

MLS # A2256298



\$335,000

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	1908 (117 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating: Water: Forced Air Floors: Sewer: Laminate, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: Vinyl Siding R-L(L) Foundation: **Poured Concrete Utilities:**

Features: Ceiling Fan(s), Storage

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Garage Door Opener and Remote, All Window Coverings

This 1.5 storey, 1567 square foot home has the location, size and proximity to fulfill your personal and professional needs. MAIN LEVEL: 10 foot ceilings, original 10 inch baseboards and original stained glass features. Spacious design throughout the living room, dining room, bedroom, laundry room, modern kitchen and renovated 4 piece bathroom. UPSTAIRS: Large landing area which branches out into 3 bedrooms, each accented by enchanting window and ceiling design. BACKYARD: An abundance of space and privacy. A large deck, lawn and garden beds, sheltered by mature trees and greenery. An oversized single car garage and private 2+ vehicle off street parking pad. A SHORT WALK TO: Groceries (3 min.), Parks and greenspaces (3 min.), Fresh food and coffee (2 min.), K-12 schooling (10-15 min.), LSCO (6 min.), Daycare (2 min.), City center terminal (10 min.), or the Downtown core (10 min.) for your various other needs. Contact your real estate agent to schedule your private viewing.