



GRASSROOTS
REALTY GROUP

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1614 5a Avenue N
Lethbridge, Alberta

MLS # A2256796



\$289,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	748 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Discover a solid and affordable detached home on Lethbridge's north side—just one block from Westminster Park and Pool! This property features an ****illegal suite**** offering great revenue potential, plus a detached garage for added convenience. Major upgrades have already been taken care of, including new roof shingles, a high-efficiency furnace, new siding and a number of updated PVC windows. The home has a sturdy build with no history of basement water issues, giving you peace of mind. Enjoy a private, treed yard that adds shade and character to the property. Whether you're a first-time buyer, investor, or someone looking for value in a great location, this home is a smart move.