



GRASSROOTS
REALTY GROUP

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**1115 43 Avenue N
Lethbridge, Alberta**

MLS # A2256915



\$550,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,343 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Recessed Lighting, Separate Entrance		

Inclusions: (2) Fridges, (2) Stoves, (2) Dishwashers, (2) OTR Microwaves, (1) Garage Door Opener, (2) Double beds, Dining room sets w/ chairs, bar stools, couch, coffee maker, toaster oven, dishes, utensils, bedding and linens, big screen TV, .

This exceptionally spacious 1,360 sq. ft. bungalow sits on a large 40' x 160' lot and offers both comfortable living and income potential with its fully developed legal basement suite. The main floor features three bedrooms, including a spacious primary with ensuite, a second full bathroom, and a bright open-concept kitchen and dining area that flows into the living room. Convenient main floor laundry adds to the functionality, making this a truly family-friendly layout. The lower level is designed as a separate legal suite with its own entrance, two additional bedrooms, a full bathroom, and an open kitchen and living space. This suite is move-in ready and provides excellent rental income opportunities or private space for extended family. Additional highlights include an attached double garage with extra driveway parking, included appliances (fridge, stove, dishwasher, and OTR microwave), and a landscaped yard with patio and partial fencing. With immediate possession available, this home is a rare find for investors, first-time buyers, or those looking for multi-generational living.