



**GRASSROOTS**  
REALTY GROUP

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**1708 2A Avenue N  
Lethbridge, Alberta**

**MLS # A2257765**



**\$299,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	659 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	Negotiable		

Living in a true family home means never having to sacrifice—and this one is no exception. This inviting half duplex is located on a quaint, child-friendly one-way street in North Lethbridge, the kind of street where mature trees line both sides and create a canopy overhead, and where lot sizes haven't been compromised. Built as an infill, this home offers the best of both worlds: a modern, open-concept layout combined with established landscaping, parks, and transit nearby. The main floor features a spacious living room that flows seamlessly into the dining area and family-sized kitchen—we dare you to try to use up all the counter and cabinet space it provides! BBQ nights are a breeze with the deck conveniently located just off the kitchen. This level also includes a handy 2-piece guest bathroom and much-needed storage space (a must have for anyone!). The thoughtfully designed lower level keeps all three bedrooms together, so parents are never out of reach. Each bedroom is generously sized, giving kids room to grow. A full 4-piece bathroom and a convenient laundry area (no more hauling laundry upstairs!) are also located on this level. And yes—the primary bedroom easily fits your bed! Parking is stress-free with the double rear parking pad. The recent updates throughout the home will be noticed the moment you step inside. Be sure to put this one on your list and book your showing today—before it's gone!