



**GRASSROOTS**  
REALTY GROUP

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1411 3 Avenue N  
Lethbridge, Alberta

MLS # A2258704



**\$174,900**

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,130 sq.ft.	Age:	1906 (119 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Tankless Hot Water		

Inclusions: 1 SHED

Here is a great opportunity for first time home buyer, or investor. This 3 bedroom home comes with updated furnace, hot water on demand, central air, 100 amp service. It is in a great central location located to all amenities. Call your favorite realtor today to view.