



GRASSROOTS
REALTY GROUP

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1209 7th Street North
Lethbridge, Alberta

MLS # A2259203



\$259,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	740 sq.ft.	Age:	1909 (116 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to Staffordville! This super size lot in today's standards has a cute little home with 2 beds and 2 baths ready for you to move in or to use as an investment. Great parking pad out front for off street parking and huge back yard with alley access if you want to build a garage! Downstairs, you'll find the second bathroom and space for a quiet office or theatre space. Big living room window allows lots of light into this quaint home. Ready for you to move in. Vacant and easy to show. Contact your favourite Realtor and take a look.