



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**114 Eagle Road N**  
**Lethbridge, Alberta**

**MLS # A2259276**



**\$339,900**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, RV Access/Parking, Stall		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Kitchen Fridge, Stove, Dishwasher, Hood fan (vented), Washer, Dryer, Window Coverings, Shed, Firepit and Existing Firewood (all inclusions as is)

Loveable bilevel awaiting your personal touch! Located in "the Birds" neighbourhood of Park Meadows this quaint home is situated on a nice deep lot with rear alley access, and has no neighbours behind you. Having 2 bedrooms up and 2 more down, a full bath up and another 2 piece bath down it has just the right amount of space. Some mechanical updates have already been done over the years including high efficiency furnace, A/C, and HW tank. Shingles were replaced around 2012 and still look pretty good too. A private and established back yard offers up the perfect palette for your outdoor living space creation, and great potential for a proper garage. Bring your paint brush, bring your elbow grease and start realizing the potential in THIS affordable package!