



GRASSROOTS
REALTY GROUP

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**148 Mt Blakiston Bay W
Lethbridge, Alberta**

MLS # A2259720



\$569,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,851 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, See Remarks		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	High Efficiency, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave Hoodfan, Washer, Dryer, Water Filtering System, Window Coverings, Central Vacuum Cannister and Attachments, Underground Sprinklers, Garage Openers and Remote, (all attached and unattached goods are in as is condition)

Big Bungalow backing onto a Green Strip! Located in a quiet cul-de-sac with a gorgeous greenspace right behind you this sprawling bungalow offers you privacy, and main level living at it's finest. Ample room on the top floor boasting a vaulted and open living/dining area looking out front, and a spacious kitchen/great room area looking out back. An actual main floor laundry room adds to the convenience. Step out onto the elevated covered deck overlooking that gorgeous green strip knowing that you'll be shaded from the hot summer sun, or sheltered from inclement weather. The basement is fully finished and actually has a separate entrance from the back yard AND a separate entrance up to the garage...which could cater nicely to your "suite" ideas. By the way that garage is finished inside, is heated, and has great storage capacity. 2 furnaces (1 is high efficiency) and 2 hot water tanks help keep up with the demand of a big household. Being well maintained over the years, and with the shingles having been replaced in 2023 this home is ready for your modern touches!