



GRASSROOTS
REALTY GROUP

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

2206 41 Street S
Lethbridge, Alberta

MLS # A2260770



\$485,000

Division:	Redwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,204 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Window Coverings
--------------------	------------------

This fully developed 4 bedroom, 2 bathroom bi-level is tucked away in an excellent south-side neighbourhood and offers incredible potential. With basement entry and a smart layout, the home has been exceptionally cared for and is in terrific condition. Step inside to find spacious rooms, bright natural light, and a solid floor plan that's ready for your personal touch. While some the finishes may be ready for your personal touch, the home's quality craftsmanship and meticulous upkeep shine through. The lower level is fully finished, providing plenty of space for family living, hobbies, or guests. Outside, enjoy a private yard, single garage and ample parking as well as the benefit of an established, sought-after community close to schools, shopping, and parks. This is a great opportunity to own "Grandpa's house", a home with great bones, great care, and great potential.