



**GRASSROOTS**  
REALTY GROUP

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

1803 5A Avenue N  
Lethbridge, Alberta

MLS # A2262050



**\$199,000**

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	684 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		

Inclusions: NA

This is how you get into home ownership, great first home or rental with lot's of value and potential to improve. This 2 bedroom 1 full bathroom home is in great shape, sits on a large corner lot with future development potential. Mechanically the furnace has been upgraded and the hot water tank is newer as well, with an upgraded electrical panel. With 20% down this property will have a mortgage payment of around \$850/month so the rent will easily create a profit right away, great way to start. Call and book a showing with your real estate professional today.