



GRASSROOTS
REALTY GROUP

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

2518 5 Avenue S
Lethbridge, Alberta

MLS # A2262789



\$500,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,735 sq.ft.	Age:	1951 (74 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: 2 x fridges, 2 x stoves, 2 x dishwashers, blinds, curtain rods, garage door opener + remote, shed(AS/IS/WHERE/IS), washer, dryer, microwave(downstairs)

A legally suited bungalow a few short blocks from Henderson Lake... do we even need to continue?1 This home is full of character and charm, with features such as rich hardwood floors, cozy fireplaces and both a garage and carport! Situated on a spacious corner lot with plentiful on and off-street parking, lovely yard with garden boxes and alley access. The main floor boasts 3 bedrooms, 4 piece bathroom, bonus sunroom, a huge island in the kitchen and bright dining room. The basement has a shared laundry space, 3 more bedrooms, 4 piece bathroom, well sized family room and full kitchen!