



GRASSROOTS
REALTY GROUP

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2409 17 Street N
Lethbridge, Alberta

MLS # A2262846



\$379,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,107 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Suite	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: total of 2 fridges, 2 stoves, 2 washers, 2 garden sheds. window mount A/C

Don't wait on this one! This 1107 sq ft bilevel is in a great location. Need parking? There is a fantastic double detached garage with upper level storage, big parking pad in front, as well as a carport in the back. The home has 3 bedrooms, 1 1/2 baths on the mainfloor, with an additional kitchen, bathroom, bedroom and family room down. This home has been upgraded with newer roof, furnace and hot water tank, and is structurally and mechanically sound. Immediate possession is available and the house and all chattels are sold as is!