



GRASSROOTS
REALTY GROUP

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2413 9 Avenue N
Lethbridge, Alberta

MLS # A2265304



\$420,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,390 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Tile
Roof:	Flat Torch Membrane
Basement:	Finished, Partial
Exterior:	Brick, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, All Window Coverings, Central Vacuum and Attachments, Garage Door Opener x2, Garage Remote x2, Central A/C, Fridge in Basement

This charming 4 bedroom, 2 bathroom home offers comfort, functionality and plenty of room to grow. The main floor features 3 bedrooms, cheerful bright living areas with newer windows and a cozy bonus/family room off of the side entrance that comes complete with a gas fireplace. The lower level includes the 4th bedroom (window not egress), a large games room, a 3-piece bathroom, a generous utility and laundry room that comes with a soaker sink and lots of extra storage space, and a cold room for extra pantry items or canned goods. Most major components have been updated such as the torch down roofing done in 2020, garage shingles in 2014, new hot water tank, furnace and A/C new last year, new light fixtures upstairs, as well as some new plumbing and faucet fixtures. Current owner added heat venting to the bonus/family room as well. Parking is a breeze here with the 26'x24' detached garage in the back, carport and RV parking. This home is centrally located close to schools as well, making it a perfect place to raise your family.