



GRASSROOTS
REALTY GROUP

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107 7A Avenue S
Lethbridge, Alberta

MLS # A2266362



\$425,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,338 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: 2 Fridges, Stove, Dishwasher, Garage door opener and 2 controls, All window coverings, Peka Roll Shutters, Freezer, Microwave, Washer, Dryer, Freezer, Central Vacuum and a attachment, Central A/C

Nestled in the sought-after London Road area, this one-of-a-kind reverse walkout Bungalow offers over 2400 Sq ft. of custom-built living space. Built in 1982, it is a rare find in this established neighborhood. Enjoy stunning views of the coulees and river from the sun-filled living and dining room on the upper level, perfect for entertaining. Downstairs, a spacious and bright family room features a cozy, brick-faced gas fireplace (not operational). The well-appointed kitchen includes a charming eating nook that opens to an enclosed front deck, back porch, with a handy hobby room and sink nearby. Find tranquility in the private backyard with plenty of space for a lush garden or a beautiful lawn. The home also offers three bedrooms, three bathrooms including a four-piece master ensuite, and a walk-in closet. A large, covered deck off the dining and office area is the perfect spot to relax and take in the beautiful views. A single attached garage includes a convenient workshop space. This is a unique must-see property!