



GRASSROOTS
REALTY GROUP

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1821 5A Avenue N
Lethbridge, Alberta

MLS # A2266910



\$349,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	766 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pri		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L(W)
Utilities:	-

Inclusions: TV Wall Mount, Shelf, Shed(as is)

This ONE-of-a-kind bungalow in Winston Churchill stands out with its distinctive exterior and thoughtful renovations throughout. Perfect for first-time buyers, this move-in ready home features 2 bedrooms and a full bathroom on the main floor, with a bright living and dining room combo that flows into a beautifully updated kitchen. Enjoy modern cabinets, stainless steel appliances, and granite countertops, with direct access to your private backyard. Outside, you'll find a newly poured exposed concrete patio and an oversized double garage complete with power and a gas heater. The fully developed basement offers a cozy family room with plush carpeting, an additional bedroom, a full bathroom, and a spacious laundry/utility room. A rare find in a great neighbourhood, this home offers style, comfort, and excellent value in one package. Be sure to check out this home before it's gone!