



GRASSROOTS
REALTY GROUP

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1605 3 Avenue N
Lethbridge, Alberta

MLS # A2266926



\$390,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1948 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central, Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Metal
Basement:	Partial
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Quartz Counters, Vinyl Windows

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

Inclusions: Fridge, Stove, dishwasher, microwave hood-fan

Completely Renovated Home that blends modern style with practical living. This move-in-ready property offers 4 bedrooms (2 up and 2 down) and 2 full bathrooms, providing plenty of space for family, guests, or a potential suite setup. Step inside to find a fresh, contemporary interior featuring brand-new finishes throughout — from updated flooring and lighting to a stylish kitchen and bathrooms. Every detail has been thoughtfully upgraded, giving the home a bright, clean, and inviting feel. The fully developed lower level offers a separate side entrance, making it ideal for those looking to create a secondary suite or private living space. Outside, you’ll love the brand-new double car garage and the low-maintenance yard, perfect for easy living and extra storage. Located in a quiet, established neighborhood, this home is close to parks, schools, and amenities — a perfect fit for families, first-time buyers, or investors.