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2704 3 Avenue S Lethbridge, Alberta

MLS # A2268276



\$380,000

Division: Indian Battle Heights Residential/House Type: Style: Bungalow Size: 932 sq.ft. Age: 1952 (73 yrs old) **Beds:** Baths: Garage: Double Garage Detached, Off Street, Parking Pad Lot Size: 0.14 Acre Lot Feat: Back Lane, Back Yard, Corner Lot

Floors:Concrete, Hardwood, Tile, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Aluminum Siding, Stucco, Wood FrameZoning:R-LFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full LLD: - Exterior: Aluminum Siding , Stucco, Wood Frame Zoning: R-L	Floors:	Concrete, Hardwood, Tile, Vinyl Plank	Sewer:	-
Exterior: Aluminum Siding , Stucco, Wood Frame Zoning: R-L	Roof:	Asphalt Shingle	Condo Fee:	-
, administration of the control of t	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-L
	Foundation:	Poured Concrete	Utilities:	-

Features: Laminate Counters

Inclusions: Fridge, Stove, portable dishwasher, washer, dryer, all blinds and window coverings. Air conditioning

Great bungalow with original hardwood floors and a HUGE 122 x 50 lot! The sunny living room enjoys a large picture window and a trendy mock-fireplace. The separate dining room is perfect for hosting friends and family. 2 bedrooms on the main floor and 1 bedroom in the basement. Downstairs, you'll also find a spacious family room laundry room, and a beautifully renovated full bathroom with a tiled walk-in shower. Outside, the yard boasts a 8x8' wood shed, double garage, large concrete patio with natural gas hook-up. This home has updated air conditioning, electrical with a new panel box, a newer furnace and a waterproofing basement system to keep everything dry. Close to Henderson Lake - come see it today!