



GRASSROOTS
REALTY GROUP

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2704 3 Avenue S
Lethbridge, Alberta

MLS # A2268276



\$370,000

Division:	Henderson Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	932 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
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!