



GRASSROOTS
REALTY GROUP

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**359 Caledonia Boulevard W
Lethbridge, Alberta**

MLS # A2268627



\$565,000

Division:	The Crossings		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,105 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	2
Garage:	Alley Access, Double Garage Detached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Spacious family home, fully loaded and extremely well maintained. Over 1100 square feet across from the Crossings green space this fully developed home features 2 spacious bedrooms and 2 full baths on the main floor, plus a spacious 2 bedroom illegal suite in the basement with private access and its own laundry. Out back you'll find a quaint yard, large 24 x 24 garage and additional parking.