



GRASSROOTS
REALTY GROUP

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**33, 1915 18 Avenue N
Lethbridge, Alberta**

MLS # A2269211



\$242,500

Division:	Winston Churchill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	902 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-60
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

If you don't like the yard work ... you'll love this! 3 bedroom, 2 bathroom townhome in Churchill Manor. Well laid out main floor with kitchen, dinette and living room with loads of natural light. Upstairs features 3 bedrooms and 4 piece bathroom. Lower level has another family room, 3 piece bathroom and laundry. Updates over the years to windows, siding, furnace, fixtures and floors. Secured front yard, deck, one energized parking stall and lots of street parking. Centrally located next to ice rinks, swimming pools, parks, transportation and groceries. What great place to start!