



GRASSROOTS
REALTY GROUP

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**49 Simon Fraser Boulevard W
Lethbridge, Alberta**

MLS # A2269360



\$419,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,160 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Great 5 bedroom home with spacious plan, perfect for a growing family. Insulated 24 x 22 double detached garage. Move in ready condition. Separate rear basement entrance. Updated flooring, furnace, and central air. Fully fenced yard. Close to parks, school and in a very family friendly neighborhood. Good layout with 3 bedrooms up and 2 down. Primary bedroom features a 2 piece ensuite. Downstairs you'll find a huge family room with fireplace and large windows throughout. Nice storage area/pantry with additional kitchen cabinetry.