



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

982 41 Avenue N  
Lethbridge, Alberta

MLS # A2269518



**\$475,000**

|           |                            |        |                  |
|-----------|----------------------------|--------|------------------|
| Division: | Legacy Ridge / Hardieville |        |                  |
| Type:     | Residential/House          |        |                  |
| Style:    | Bungalow                   |        |                  |
| Size:     | 982 sq.ft.                 | Age:   | 2019 (6 yrs old) |
| Beds:     | 4                          | Baths: | 2                |
| Garage:   | Parking Pad                |        |                  |
| Lot Size: | 0.09 Acre                  |        |                  |
| Lot Feat: | Back Lane, Back Yard, Lawn |        |                  |

|             |                              |            |     |
|-------------|------------------------------|------------|-----|
| Heating:    | Forced Air                   | Water:     | -   |
| Floors:     | Carpet, Laminate, Tile       | Sewer:     | -   |
| Roof:       | Asphalt Shingle              | Condo Fee: | -   |
| Basement:   | Full                         | LLD:       | -   |
| Exterior:   | Vinyl Siding                 | Zoning:    | R-M |
| Foundation: | Poured Concrete              | Utilities: | -   |
| Features:   | Quartz Counters, Skylight(s) |            |     |

**Inclusions:** Fridge x 2, Stove x 2, OTR, Dishwasher x 2, Washer x 2, Dryer x 2

A custom built legally suited bungalow in a quiet north side neighbourhood! This smartly designed and turn-key home offers homeowners a chance to off-set their mortgage with a practical legal suite complete with separated yards to boot! Heading upstairs, there is a bright and open main floor with a quartz-counter kitchen, 2 bedrooms, jack and jill 4 piece bathroom, separate laundry and a rear parking pad that can comfortably fit 3 cars. The basement has an additional 2 bedrooms, 4 piece bathroom and spacious living space. The mechanical room provides its own exterior access so you don't have to worry about disturbing a tenant!