



GRASSROOTS
REALTY GROUP

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1263 5 Avenue S
Lethbridge, Alberta

MLS # A2272086



\$319,900

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,370 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, See Remarks, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L(L)
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Hoodfan (will be replaced with new unit) Washer, Dryer, 3 Wall Mirrors on Main Level, Central Air Conditioning, Window Coverings, Shed

Vintage character home on the beautifully wide and tree-lined 5th Avenue South! Centrally located in the charming London Road Neighbourhood, with fantastic walkability to Downtown LA. A gorgeous south facing curb appeal, and incredibly bright and sunny floor plan are two definite highlights of this property. The living/dining room is a whopping 29 feet long, and boasting 9 foot ceilings (8'10" to be precise) will surely be your "hub" of the home. The current owners have cherished this property and have made many updates over the years. Most recently the on-demand hot water tank is 1 year old and the shingles on house are approximately 3 years old. Other updates since 1997 include high efficiency furnace, kitchen reno, bathroom reno, plumbing lines, electrical update, and some fixtures and flooring too. The original basement laundry was relocated to the main level to provide added convenience. Note that the 3rd bedroom may be suited more to a den or nursery. The 25' x 125' lot with back lane offers a fabulous, but manageable yard, garden, and outdoor patio space. Parking consists of a front pad as well as carport off that paved back lane. An affordable classic that's awaiting your distinctive taste!