



GRASSROOTS
REALTY GROUP

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**1321 17 Avenue S
Lethbridge, Alberta**

MLS # A2272317



\$375,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Parking Pad, Rear Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Window Coverings , Garage Door Opener + Remote , Fire Pit

A great bungalow tucked away on a quiet south side street. This home offers three bedrooms and one and a half baths. Recent updates include white shaker kitchen cabinets , fresh paint and vinyl plank flooring. The property also has plenty of off-street parking , a double garage , central air and a newer hot water tank , as well as a low maintenance brick and stucco exterior - solid value in a great location. Call your favorite Realtor to view !