



GRASSROOTS
REALTY GROUP

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1807 2 Avenue N
Lethbridge, Alberta

MLS # A2272682



\$335,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,330 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-L (w)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Window Coverings , 2 Sheds

A well-loved family home with 48 years of care behind it. The front entry includes a built-in bench that opens to a comfortable living room with a gas fireplace. The oak kitchen features granite countertops and a spacious dinette that easily fits a larger table. This level also offers two bedrooms and a renovated 4-piece bath. Off the kitchen, the fully enclosed deck extends your living space and makes outdoor time far more comfortable. The lower level includes a generous family/recreation area and a partially finished 3-piece bath ready for completion. Outside, the yard is fully fenced and landscaped, complete with underground sprinklers ,a 8 X 12 shed has been used as a work shop and the driveway is suitable for off-street parking and/or RV storage.