



GRASSROOTS
REALTY GROUP

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67 oxford Road W
Lethbridge, Alberta

MLS # A2276134



\$415,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to 67 Oxford Road West&mdash a well-maintained 1979 bungalow offering excellent value and income potential. This inviting home features 3 bedrooms on the main floor and a 2-bedroom non-conforming basement suite, making it a great revenue property or an ideal option for those looking to supplement their mortgage. The home has seen tasteful upgrades throughout and offers a functional, family-friendly layout. Major improvements include an updated furnace and air conditioning, along with a roof that was replaced in recent years. Located in a desirable west-side Lethbridge neighborhood, this property is close to schools, the University of Lethbridge, and many great amenities. Whether you're an investor or a homeowner looking for flexibility, you won't be disappointed by the opportunity this property offers.