



**1904 18 Street N
Lethbridge, Alberta**

MLS # A2276665



\$449,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Carport, Concrete Driveway, Garage Faces Rear, Heated Garage, Off Street,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Underg		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage door remote (1), A/C, UG Sprinkler, Shed

This is the big house in a great neighbourhood you have been waiting for! Major updates just completed and you can move in and enjoy all the hard work already done. This 3 bedroom up and 2 down is a great all family house ... but also set up with potential for multi generational family living together or even lower level boarders. Everything is ready including laundry hooks up both up and down with space and even some building materials left to complete a summer kitchen on the basement level if you want. The bathrooms are all brand new with quartz countertops, and new shower features. The kitchen has all new stainless appliances. The many upgrades include not only an upgrades large electrical panel, air conditioning, but also new windows. The rear access from both the main or the basement level takes you out to a large fenced and professionally landscaped yard including underground sprinklers, large sunny deck, a lower patio, all new lawn front and back, and even a new storage shed. The parking is plentiful from the double front driveway with a double covered carport, to the rear ally access large single detached heated garage with workshop - there is space for everyone to park. This area offers schools, shopping, parks and services all within walking and easy city bus close by. Don't miss out!