



**GRASSROOTS**  
REALTY GROUP

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**1606 St George Road N  
Lethbridge, Alberta**

**MLS # A2277292**



**\$309,900**

<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Front Drive, Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LZ
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers		

**Inclusions:** Fridge, range, dishwasher, over the range microwave, freezer, washer, dryer, central air, shed

Welcome to this beautifully maintained home nestled in a quiet, mature, family-friendly neighborhood—just steps away from parks and schools. Inside, you’ll find durable vinyl planking throughout and a spacious main floor living room flooded with natural light from large windows. The open-concept kitchen features all new appliances, perfect for everyday living and entertaining alike. Comfort and efficiency are top of mind with central air conditioning, tankless hot water on demand, and all updated exterior doors & windows—including egress windows in the basement. The home also offers a walk-in, customizable closet to suit your storage needs. Major updates include the roof being redone in 2013 with long-lasting 40-year shingles. Step outside to a large backyard designed for the whole family, complete with a movable shed and plenty of room for entertaining. The basement is already framed and includes a bathroom rough-in—just waiting for drywall and your finishing touches. With the potential to add two additional rooms, a family room, and ample storage, this space offers incredible flexibility and future value. A bright, efficient home with room to grow, located in an unbeatable neighborhood—this is one you won’t want to miss.