



GRASSROOTS
REALTY GROUP

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1216 23 Street N
Lethbridge, Alberta

MLS # A2280770



\$409,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,259 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Siding	Zoning:	Low Density Res
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s), Wood Windows		

Inclusions: n/a

This spacious new listing on the northside is ideally located close to numerous amenities and offers plenty of room for the whole family. With generous square footage, the home features 4 bedrooms, 2 bathrooms, and a single-car garage. Outside, you'll love the large garden complete with fruit trees, perfect for relaxing or entertaining. Additional highlights include hot water on demand, a newer furnace and Air conditioning, providing both comfort and peace of mind.