



GRASSROOTS
REALTY GROUP

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1612 7 Avenue N
Lethbridge, Alberta

MLS # A2282000



\$406,500

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	828 sq.ft.	Age:	1934 (92 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Private		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L(W)
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Granite Counters, See Remarks		

Inclusions:	N/A
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Well-maintained and thoughtfully updated home offering 4 bedrooms and 3 full bathrooms, ideal for families or savvy buyers seeking added flexibility. The property features non-conforming self-contained living areas, each with private laundry, providing excellent versatility and income potential. Elegant finishes are showcased throughout the kitchens and bathrooms, featuring granite and quartz countertops that add both style and durability. Numerous upgrades include PVC windows, an on-demand hot water system, a house roof approximately 10 years old, and a recently replaced garage roof (2 years). This renovated home offers comfort, efficiency, and long-term value with everything you need and more.