



GRASSROOTS
REALTY GROUP

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1026 7 Street N
Lethbridge, Alberta

MLS # A2282346



\$300,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1901 (125 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: Window coverings, Sheds

Situated in a tranquil Northside Lethbridge neighborhood, this charming residence possesses all the qualities of an ideal starter home or investment property. Are you an avid gardener, contemplating the addition of a detached garage, or do you have pets and children in need of ample yard space? Look no further than the exquisite backyard, which extends to a convenient back alley. The interior of the home has recently been refreshed with a new coat of paint, and the kitchen now boasts built-in shelves for extra storage. The main level comprises two bedrooms and one bathroom, along with a spacious covered deck at the rear of the house, and a concrete patio perfect for soaking up the sun. The basement serves as an excellent storage area and houses the washer and dryer in a dedicated laundry room. Newer hot water tank. Why continue renting when you can take ownership of this remarkably affordable home? Schedule your viewing with your Realtor today and embark on your journey into homeownership!