



**GRASSROOTS**  
REALTY GROUP

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**1510 12 Avenue N**  
**Lethbridge, Alberta**

**MLS # A2282432**



**\$349,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	807 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Garage Door Opener, Garage Faces Rear,		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	No Smoking Home, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, RANGE HOOD, MICROWAVE, WASHER, DRYER, CENTRAL A/C, GARAGE DOOROPENER + REMOTE(S), ALL WINDOW COVERINGS/BLINDS, HOT TUB WITH GAZEBO, SECURITY SYSTEM HARDWARE, AND SHEDS IN BACKYARD (X2).

This is the kind of home that feels familiar in the best way &mdash; well cared for, full of memories, and ready for its next chapter. Set directly across from the Norbridge playground and basketball court, the lifestyle here is hard to beat. Morning coffees on the wood front porch come with park views, while evenings are spent on the covered deck, meeting neighbours, or unwinding in the hot tub out back. The large fully fenced yard and included hot tub with gazebo make this home equally suited for entertaining, relaxing, and everyday family life. Inside, the home offers 2 bedrooms, 2 bathrooms, and a large family room, with updated vinyl plank flooring throughout. The main floor bathroom has been fully renovated, and the kitchen has been refreshed with professionally repainted cabinetry and new quartz countertops. The dining room was previously a third bedroom and could be converted back if desired. Major updates over the years include newer windows, updated plumbing, a hot water tank (2022), furnace (2023), and central A/C. The newer single detached garage is insulated and drywalled, and the newer concrete driveway provides parking for up to three vehicles &mdash; a rare bonus in this price range. While there's still room to add your own finishing touches, it's clear this home has been loved by the same family for many years and thoughtfully updated along the way. Close to schools, shopping, recreation, and amenities, this home is an excellent opportunity for first-time buyers or anyone looking for solid value, a great location, and a home that's ready to be loved for years to come.