



GRASSROOTS
REALTY GROUP

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**15 Cambridge Road W
Lethbridge, Alberta**

MLS # A2282994



\$429,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,133 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn, Priv		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, No Smoking Home, Separate Entrance		

Inclusions: fridge in basement

If location matters to you, look no further! This charming home is in a peaceful cul-de-sac on a spacious lot, complete with a rear lane that provides ample room for building your future garage. The backyard has been lovingly maintained, showcasing a garden space and thriving raspberry bushes—perfect for those who enjoy cultivating their own greenery. This home is conveniently located near schools, shopping, parks, University of Lethbridge and many other amenities. A convenient rear walk up door offers easy access to the basement for future basement income and or access to the back yard adding to the functionality of this delightful home. Inside, you'll discover three comfortable bedrooms and two bathrooms upstairs. The expansive kitchen provides plenty of room for modifications, allowing you to create your dream space for family gatherings and entertaining. The home also features a covered deck, an ideal spot for enjoying fresh air and hosting guests. For those who embrace an active lifestyle, this property is perfectly located just a block from Nicholas Sheran Lake, where you can explore bike and walking trails or even indulge in some fishing. The partially finished basement serves as a blank canvas, awaiting your personal touch and design to complete it to your liking. Don't miss this incredible opportunity! This home is ready for your vision and updates to make it truly yours.