



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

146 Oxford Road W
Lethbridge, Alberta

MLS # A2283846



\$395,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Pool table, basement furniture, basement fridge

This well-kept 4 bedroom, 3 bathroom bungalow offers 1,183 sq ft of comfortable living space in a quiet west side location, just a hop, skip and a jump from the University of Lethbridge, schools, parks, and the YMCA. Large windows throughout the home bring in an abundance of natural light, giving the space a bright and welcoming atmosphere. Outside, you'll love the low-maintenance front and backyard, featuring gravel landscaping, a covered deck perfect for relaxing or entertaining. Downstairs, the entertainment continues with a pool table and ample room for hosting guests, along with a 4th bedroom with its own en-suite and MASSIVE jacuzzi tub. Additional updates include a hot water tank replacement in 2021, adding extra peace of mind for the next owner. A great opportunity for families, first-time buyers, or investors in a highly desirable location! Call your favourite REALTOR® today to book a showing before its gone!