



GRASSROOTS
REALTY GROUP

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1412 23 Street N
Lethbridge, Alberta

MLS # A2284672



\$400,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Separate Entrance		

Inclusions: Fridge x 2, stove x 2, dishwasher x 2, blinds, hood fan x 2, microwave x 2, washer x 2, dryer x 2, central air conditioner

A bungalow with plentiful parking, non-conforming suite and a fantastic location. With 3 bedrooms on the main floor, a 4 piece bathroom, spacious living room and separate laundry it makes for a convenient space. The basement has a separate entry, 2 additional bedrooms, 4 piece bathroom, kitchen and laundry area. The roof was re-done in 2018 and the garage roof was re-done within the last few months. There's alley access, a great yard and a lot to love about this home!