GRASSROOTS REALTY GROUP

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1905 Beech Road S
Lethbridge, Alberta

MLS # A2287253

$560,000

Division:	Redwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,286 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	4	**Baths:**	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attache		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Street Lighting, Treed, Underground Sprinklers		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Metal Siding , Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: Stove, Dishwasher, Hood Fan, Central Vac/Attachments, 3 x Garage Door Remotes, Shed, Fridge, Washer and Dryer, Air Conditioner, Humidifier, All Window coverings including curtains, rods and blinds, Freezer in the Basement

This southside property has been extremely well cared for and is absolutely immaculate! You’ll love the bright and welcoming living room, featuring a large beautiful window that lets in loads of natural light. The kitchen and dining area are located at the rear of the home, with appliances that have all been updated within the last 2–3 years. Just off the dining room is a lovely sunroom with both screens and windows, making it a perfect spot to relax and enjoy throughout the warmer seasons. There are three bedrooms on the main floor, and all of the bathrooms have been updated within the last 3–4 years. Additional updates to the home include a furnace, air conditioning, and hot water tank, all replaced within the past two years. The basement features another bedroom and bathroom, along with two large living spaces. One includes a gas fireplace that was recently replaced. The laundry is also located in the basement and includes a laundry sink. From this area there is a convenient rear entry, providing easy access to the backyard. An additional garage measuring 12’ x 20’ has been added to the rear of the property. It is insulated and has 100 amp service. There is also a parking stall beside it that is perfect for RV parking. In addition to the garage, there is a storage shed and still plenty of yard space to enjoy. The fence was updated approximately six years ago. All of the windows and the front door have been updated, along with the electrical panel which has been upgraded to 100 amp service. The entire roof was replaced approximately 17 years ago. Located in a fantastic southside location with easy access to Highway 43 and 20th Avenue. Call your favourite REALTOR® to book a showing!

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