



GRASSROOTS
REALTY GROUP

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1504 6 Avenue S
Lethbridge, Alberta

MLS # A2292131



\$259,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	975 sq.ft.	Age:	1911 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

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

Inclusions: hallway cabinet, rolling kitchen island

Check out this charming, move in ready south side bungalow where character meets modern amenities! With character showing through its original hardwood floors, formal dining, claw foot tub and closed in front porch coupled with updates to wiring, roof, windows, and central air conditioning! This home offers 2 main floor bedrooms PLUS main floor laundry/office space and full bathroom. Don't forget about the single garage out back to house your toys. Located walking distance to schools, shopping and steps from the bus stop! This one is a must see!