



**1907 7A Avenue N  
Lethbridge, Alberta**

**MLS # A2292410**



**\$450,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Primary Downstairs, Storage		

**Inclusions:** Fridge, stove, microwave hood fan, dishwasher, washer, dryer, central air conditioner, garage door opener + remote

This north side home is anything but your average bungalow! Filled with upgrades and a unique floor plan to boot, this is a tremendous option for those looking to enjoy movie nights at home. With a new furnace and hot water tank, over sized double garage + front parking pad, permanent lighting and a theatre room, there's a lot to love about this home within walking distance to THREE schools! The main floor enjoys a modern kitchen, open entertaining space, 2 bedrooms, 4 piece bathroom, laundry room and a bonus flex space! The basement offers an additional 2 bedrooms, office, media room, rec room and 3 piece bathroom! There's a patio which offers great privacy and a 29 x 25 heated detached garage!