



1109 25 Street N  
Lethbridge, Alberta

MLS # A2295400



**\$399,900**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Vinyl
<b>Roof:</b>	Membrane
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** central Vac + attachments

Welcome to 1109 25 Street N &mdash; a solid 4-bedroom, 2-bathroom home located in a quiet, established neighbourhood close to all amenities. Whether you're looking for a family home or a property with suite potential, this one offers great flexibility. The main floor features updated flooring, a bright living space, and some newer windows that help improve both comfort and efficiency. The home also includes partial exterior updates with newer siding, adding to its overall curb appeal. Downstairs, you'll find a convenient separate entry to the basement, offering potential for additional living space or future development options. Both the upstairs and downstairs fireplaces have been capped, giving you the aesthetic without the maintenance concerns. Outside, the property offers a fully fenced yard with off-street parking from the alley, along with an insulated double detached garage&mdash;perfect for vehicles, storage, or a workshop setup. Additional updates include torchdown roofing completed in 2008.