



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**46 Greenview Close N
Lethbridge, Alberta**

MLS # A2297145



\$375,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,388 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Unknown	Zoning:	(R-L)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Hot tub - as is. 2nd Refrigerator as is. All appliances and unattached goods are as-is

This 4 bedroom bungalow sits on an oversized lot of over 9,500 sq ft, offering a great amount of outdoor space to work with. Located on a quiet street, the property backs onto a park and green space, providing a peaceful setting and added privacy. Close to many amenities, this location offers convenience while still maintaining a more relaxed feel. The home also features a double garage and a functional layout with generous square footage. This property presents a great opportunity for a contractor, investor, or buyer looking to take on a renovation project.