



**1709 1 Ave N**  
**Lethbridge, Alberta**

**MLS # A2298979**



**\$199,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L(W)P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

**Inclusions:** 3x ceiling fans, all window coverings, 1x window A/C, 1x portable A/C, 2 sheds, 5x outdoor camera's

Charming, cozy, and full of character! This well maintained home offers a smart and highly functional layout for comfortable everyday living. Featuring 2 bedrooms (one conveniently located on the main floor and a second bedroom upstairs) plus 1 bathroom, this home makes the most of every square foot. Pride of ownership is evident throughout, with key updates already completed, including newer roofing, updated windows (2010), and a hot water tank (2016). Stay cool during the summer months with both a portable A/C unit and a window A/C for added comfort. Step outside to a spacious lot of over 5,000 sq ft, offering plenty of room to enjoy, garden, or expand your outdoor living space. Two good sized sheds (10x8 ft and 8x12 ft) provide excellent storage for tools, hobbies, or seasonal items. A parking pad offers space for at least three vehicles. Whether you are a first time buyer, looking to downsize, or searching for an investment opportunity, this cute and functional home is a must see!