



**GRASSROOTS**  
REALTY GROUP

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62 Oxford Road W  
Lethbridge, Alberta

MLS # A2127062



**\$349,900**

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,159 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Homes like this are becoming fewer and farther between, here is your opportunity as a first time homeowner or investor to jump at this home. I get it prices are crazy, purchasing a home like this allows you the ability to have somebody help with the mortgage as this home is suited (illegal). With 3 great sized bedrooms up and 1 down. The location is remarkable as well as you are located in a quiet cul-de-sac, close to schools, parks and the YMCA.