



GRASSROOTS
REALTY GROUP

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182 Oxford Road W
Lethbridge, Alberta

MLS # A2129507



\$349,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,193 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Pantry, See Remarks, Separate Entrance, Storage		

Inclusions: 2 Refrigerators, 2 Oven/Stove, Main Level standup washer & dryer, Basement Level washer & dryer, main level dishwasher, Air Conditioner, window coverings

Looking for a great revenue option, OR a house to rent out the basement to help offset mortgage? This bi level designed home offers an ideal arrangement that checks so many boxes off the list. The separate entrances for both suites are on the opposite sides of the house providing ideal privacy between the two suites. Ample parking is available with a detached double garage, large concrete driveway, and street parking. The main floor is very roomy with large living areas including a spacious living room, a well appointed kitchen with plenty of storage and a sit up counter, and a comfortable dinning area that steps out to the raised deck that looks into the back yard. Also upstairs are 2 comfortable sized bedrooms, a 4 piece bathroom, a private 3 piece ensuite, and in unit laundry. The basement is just as comfortable as the main level with spacious living areas that includes a gas fireplace. The open concept layout of the living room, dining room and kitchen provide plenty of usable space. Two bedrooms, a 4 piece bathroom and two storage rooms also make up the basement area. Basement includes it's own laundry keeping the separation between 2 suites even more private. Basement suite considered to be an illegal suite. Call your realtor today to check out the potential of this ownership opportunity.