



709 7 Street N
Lethbridge, Alberta

MLS # A2130163



\$309,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	883 sq.ft.	Age:	1966 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	See Remarks		

Inclusions: fridge, stove, O/H Microwave, washer, dryer, 3 Sheds(as is/where is) UG Sprinklers (as is/where is)

Great 3 bed 1 bath bungalow in a good neighbourhood across the street from Dave Elton Park. This home would be perfect for a basement suite with the split entry back door. The basement is completely finished but with a little work is could be a nice 1 bedroom suite. On the ground floor there are 2 big bedrooms and a newly renovated bathroom. The renovated kitchen has everything you need and it's an eat in kitchen as well. The back yard is spacious and has lots of trees. It faces directly on to the back alley so it would be a straight shot into the back yard if you wanted to build a garage. Three good sized sheds including one that looks like a house give you a ton of storage space. Nice quiet neighbourhood with great neighbors. All shows great.