



GRASSROOTS
REALTY GROUP

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**150 Southgate Boulevard S
Lethbridge, Alberta**

MLS # A2130522



\$450,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, range hood, washer/dryer, central air conditioner, garage door opener + control, window coverings, RPR dated Aug 13, 2008 with City compliance dated Aug 18, 2008, 2 TV's and 2 wall mounts in basement

A pristine 2 storey in Southgate - lovingly cared for and as turnkey as a home gets! Boasting rich bamboo and porcelain tile flooring, there's a gas fireplace with stone surround in the family room, two options for your laundry room and a double detached garage! The main floor is built for entertaining with a bright living, dining and kitchen area, powder room and one of your laundry hook ups. The second floor hosts 3 bedrooms and two 4 piece bathrooms (including your en-suite)! The basement has a cozy living room, yet another set of laundry hook ups, storage space, a fourth bedroom and another 4 piece bathroom. The well sized yard is landscaped and fenced and conveniently has storage under your deck! There's nothing left to do besides move in and enjoy this beautiful home!