



GRASSROOTS
REALTY GROUP

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**719 9 Avenue S
Lethbridge, Alberta**

MLS # A2131780



\$345,800

Division:	London Road		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,346 sq.ft.	Age:	1944 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Linoleum, Wood
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Separate Entrance, Track Lighting

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RES

Utilities: -

Inclusions: NONE

Welcome to this unique home located in the heart of Lethbridge. As you enter, you are greeted by a generous open concept living area. The kitchen is spacious and functional great for entertaining. You will find the cozy primary bedroom on the top level and the other bedroom is near the kitchen. On the third level, you will find a walkout family room with garden doors leading to the backyard and a 2-tiered deck. Two more bedrooms and 3 pcs bathroom are located on the fourth floor. There is also a detached 3 car garage! Great location close to parks and school. Don't miss out on this one!