



**51 Rutgers Road W
Lethbridge, Alberta**

MLS # A2140578



\$494,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,480 sq.ft.	Age:	1988 (36 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: all window coverings, fridge, stove, b/i dishwasher, storm doors, central air, underground sprinklers, garage opener, piano, washer and dryer, shed

Welcome to this large family bungalow located in a quiet cul-de-sac that backs onto a beautiful park! The main floor has been beautifully updated to an open concept with a new kitchen, flooring, and bathrooms, making it perfect for modern living. With 5 bedrooms and nearly 3000sqft of developed space, there's plenty of room for everyone. The living room features high ceilings and ample space for a large dining room table, while the kitchen offers plenty of cupboard space and another eating area. Enjoy your mornings in the pleasant sunroom overlooking the backyard and quiet park. The primary bedroom includes an ensuite and a walk-in closet for added convenience. For your ease, the laundry is also located on the main floor. Downstairs, you'll find a huge family room and tons of storage space, 2 additional bedrooms & another full bath. This home is ideally situated close to shopping, parks, and the University. Additional features include central A/C, an attached double garage with double doors and underground sprinklers, making this home a perfect fit for all kinds of families!