



**139 Park Meadows Boulevard N  
Lethbridge, Alberta**

**MLS # A2140707**



**\$240,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	680 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** shed

Check out this fully developed half duplex that has 3 bedrooms, 4pc bathroom and spacious family room in a convenient location! With a parking pad beside the detached single garage off the back lane and long front driveway gives plenty of options for parking. Upgrades include a new roof on the house and garage plus a high efficiency furnace and hot water tank as of December 2023. The fully fenced backyard offers tons of gardening for someone with a green thumb. With great potential as a revenue property don't miss out on this opportunity! Book a showing today.