



GRASSROOTS
REALTY GROUP

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**55 Cambridge Road W
Lethbridge, Alberta**

MLS # A2143804



\$349,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Come check out this great home located only a block from Nicholas Sheran Park/Lake! With 5 bedrooms, it is prefect for a family looking to expand, or for someone who wishes to continue its past use of revenue. With 3 bedrooms up, spacious living and kitchen as well as another 2 Bedrooms down, and large living area, the options are endless! Brand New Shingles June 2024, Updated windows including egress in basement, and newer central AC are just a few of the "perks".