



**2321 Scenic Drive S  
Lethbridge, Alberta**

**MLS # A2145305**



**\$379,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,129 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Flat Torch Membrane
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** N/A

4 Bedroom, 2.5 bathroom Southside bungalow with lot's of updates! This family home has lot's of space for everyone! The main floor features a nice sized dining area, Living room with gas fireplace and 3 bedrooms. The primary bedroom also features a 2 piece ensuite! Downstairs you have tons of storage, another bedroom and a Huge family room. Parking isn't an issue with a driveway, carport and single attached garage. The yard is nicely landscaped with a big garden for growing fresh vegetables. The back yard also has underground sprinklers! All of the big ticket updates have been done for you: New roof, New hot water tank, New windows, New furnace and even new flooring in the kitchen and upstairs carpets! Conveniently located across Scenic drive from the Enmax Centre, this is an excellent option for your new home!