



**503 7 Avenue S
Lethbridge, Alberta**

MLS # A2146021



\$360,000

Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1930 (94 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	R-37
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, dishwasher, Washer, Dryer, A/C Unit, Window Coverings, Garage Door Opener and Remote

Discover the appeal of this charming 3 bedroom bungalow just steps from Kiwanis Park in Lethbridge. It is rare to find a house sitting on a corner lot that requires so little yard maintenance! This property has a beautiful fenced front yard with an easy to maintain lawn, as well as a paved backyard space that is compact yet functional, designed to accommodate a patio table and BBQ. Step inside and find an inviting living room with a kitchen boasting plenty of storage. The primary bedroom is located on the main floor as well as a 4 piece bathroom. Make your way downstairs and you'll find a dedicated laundry room, two more bedrooms, and another bathroom. This home has everyone you could need - don't miss out on the opportunity to make this house your own! Reach out to your favorite REALTOR ® today!