



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**56 Algonquin Road W  
Lethbridge, Alberta**

**MLS # A2148111**



**\$315,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Deep Freeze, Large shed with side shed, Window Coverings

This is the beautiful family home you have been waiting for. Are you a first time home buyer looking for an affordable home that is move in ready and close to schools, shopping, beautiful parks and everything you want!? Look no further, this is the house for you! With 2 large bedrooms up and a spacious master suite in the basement, you have 3 beds and 2 full baths with all the room you need for a growing family to enjoy. An open concept main floor and bright front entry offers a great space for entertaining. Outside you are greeted by a beautiful fenced yard offering privacy and space for your family to enjoy the excellent Lethbridge weather. Call your favourite REALTOR® today and book a private viewing.