



**1214 5A Avenue S
Lethbridge, Alberta**

MLS # A2163969

\$350,000



Division:	London Road		
Type:	Residential/House		
Style:	Bungalow		
Size:	918 sq.ft.	Age:	1954 (70 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Refrigerator (2), Stove (2), Dishwasher, Microwave, Washer, Dryer

Whether you're a 1st time Buyer or looking to add a suited home to your Real estate portfolio, here is your opportunity to make a solid investment! This property makes great sense as it is conveniently located in central south Lethbridge on a quiet, low traffic street near to schools, parks, playgrounds and shopping. Hardwood flooring, ample kitchen cabinetry and counter space, big windows, an illegal basement suite (windows do not meet egress), and 8 major appliances all compliment the potential in this home. The exterior features include stucco siding, PVC windows, a manageable sized yard, plus a 24' x 14' detached garage. A quick closing can be accommodated so hurry over!