



GRASSROOTS
REALTY GROUP

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

**71 Athabasca Road W
Lethbridge, Alberta**

MLS # A2177842



\$309,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	909 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: See Remarks

Here is a great buy!! Features 2 bedrooms up, 2 bedrooms down, 2 baths, a/c . Located in established westside neighborhood. No interior photos as per sellers instructions. Neutral color scheme with up to date appliances . Room for a garage in back, with Alley Access. Take advantage of this opportunity now by calling your favorite agent for a viewing.