



1208 41 Avenue N  
Lethbridge, Alberta

MLS # A2179058



**\$335,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	743 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, (		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** refrigerator, stove, dishwasher, washer/dryer, 2 moveable sheds, curtain rods, garage door opener and 1 control

Welcome to this unique property that offers endless possibilities! This cozy bungalow is situated on two lots, providing a massive private yard&mdash;perfect for entertaining, gardening, or simply enjoying some peace and privacy. Inside, you'll find a well-maintained, updated kitchen, a comfortable living space, two bedrooms, one bathroom and a well maintained unfinished basement. The real gem here is the detached heated shop, built in 2013 and has alley access and framed for a second overhead door, Whether you're looking to create your own workshop, start a home business, or simply need extra storage, this space is ready for you. The options are endless&mdash;live in the house and rent out the shop, or rent both the house and the shop to potentially generate rental income. Located just steps from the Legacy Regional Park, this home offers a fantastic combination of privacy, convenience, and potential. Don't miss your chance to own this property with room to grow&mdash;schedule your private showing today!