



**GRASSROOTS**  
REALTY GROUP

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**1746 St Andrew Road N  
Lethbridge, Alberta**

**MLS # A2181306**



**\$350,000**

<b>Division:</b>	St Edwards		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinkler		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Front entry bookshelf

Welcome to 1746 St Andrews N! This 4-bedroom, 2.5-bath home features a detached garage and a carport, newer windows upstairs, and Gemstone Christmas lights. Enjoy modern comforts with central air, a new hot water tank, central vac, and a basement jacuzzi tub. With RV parking in the back and underground sprinklers, this property offers both convenience and versatility. Don't miss out, call your REALTOR today!