



**1907 1 Avenue N
Lethbridge, Alberta**

MLS # A2184864



\$325,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L(W)P
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Welcome home to this single owner bungalow that has been meticulously cared for and rigorously maintained over its lifetime. This home is situated on the north side but conveniently located in a very central area of the city. Walking into this home you will be greeted with a beautifully updated space with 3 bedrooms up as well as a freshly renovated bathroom. Downstairs you will find an unfinished canvas. There is also a separate entrance at the back door that could allow for the development of an additional unit with the approval of the city. Walking up to the home you will notice that the exterior has recently been painted, roof has been replaced and then inside the home, the furnace and hot water tank were both done in 2020. Not only is the home beautifully updated but it's sitting on a massive lot with an oversized single garage out back. This will be a fantastic option for first time home buyers, down-sizers or anyone looking for an investment with solid bones. You'll need to see it in person to truly appreciate it.