



GRASSROOTS
REALTY GROUP

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

**3 Micmac Place W
Lethbridge, Alberta**

MLS # A2190907



\$434,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,312 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Wood	Utilities:	-
Features:	Bar, Built-in Features, See Remarks, Skylight(s)		

Inclusions: Refrigerator(s), Stove, Microwave, Dishwasher, Washer/Dryer, Garage door opener, hot tub, pool table, garage controls.

PRICE IMPROVEMENT! STILL AVAILABLE! You have to see this property! This home may be one of the most unique homes I have seen in a while, combining classic finishes with modern updates. Featuring 2600 square feet of total finished living space, 4 bedrooms, 3 bathrooms, and a double car heated garage, which is fully drywalled with an additional storage mezzanine. This home will certainly turn some heads. This house showcases 2 wood burning stoves, a wet bar, and enclosed cedar hot tub room, and comes with a pool table! There have been some recent flooring updates, as well as the bathrooms have recently been completely renovated in the last few years. There is an additional off-street parking pad that features a double swing gate, and the back deck is perfect for hosting large gatherings of people. You have to see this home to truly appreciate how inviting the space is. Contact your favorite REALTOR® to book a showing.