



**25 Park Meadows Boulevard N  
Lethbridge, Alberta**

**MLS # A2192565**



**\$369,900**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Tankless Hot Water, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** All rods and window coverings, storage shed

This is a rare find in the busy Lethbridge market! This oversized "1360" square foot bungalow has been beautifully maintained and upgraded and it features "4" main-floor bedrooms and a fully finished basement!!! The bright, sun-filled floor plan features extensive updates over the years to the windows, roof, flooring, paint and textures. The 'big' systems have also been upgraded with a high-efficiency furnace, hot water on demand, and the newer windows have been professionally tinted for added privacy and efficiency. The location is close to all amenities, schools, shopping, playgrounds and transportation, and the neighbours are fantastic... This one has it all!!!