



**1208 41 Avenue N
Lethbridge, Alberta**

MLS # A2200992



\$300,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	743 sq.ft.	Age:	1953 (72 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, (
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Combination	Utilities:	-
Features:	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 property features a cozy bungalow and your "dream" shop! In between the two is a large private yard, 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 back porch with separate entry. The real gem here is the 29x32' detached heated shop. .Never see your husband again! Built in 2014 has alley access and framed for a second overhead door. There is everything you need including 11.5 foot ceilings, radiant heat, 1300lb ceiling mounted winch, and SIX 220 volt circuits! 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—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—schedule a showing with your REALTOR® today!