



GRASSROOTS
REALTY GROUP

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**2002 6 Avenue S
Lethbridge, Alberta**

MLS # A2201729



\$465,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,392 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Concrete Driveway, Garage Faces Rear, Parking Pad, Single Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscap		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, Dry Bar, French Door

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Hot tub - as is

This beautifully maintained 1,398 sq. ft. bungalow on a large corner lot offers charm, modern updates, and an unbeatable location near Henderson Park, an outdoor water park, a scenic lake with walking paths, and schools. Featuring 2+2 bedrooms and 2 bathrooms, the home boasts crown molding, barn doors, hardwood floors, a cozy gas fireplace, and a chair lift for accessibility. Large newer windows fill the space with natural light, while recent upgrades include a new roof (2022). Enjoy the convenience of both an attached and newer detached garage, along with a beautifully landscaped backyard and a covered sitting area, perfect for relaxation. This move-in-ready home blends comfort and style—schedule your viewing today!