



1123 7 Street N
Lethbridge, Alberta

MLS # A2206581



\$317,900

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	884 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Front Drive, Garage Fa		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wood Windows		

Inclusions: portable Air conditioning unit, older deep freeze in garage(still works),

Attention First Time Buyers! If you want to secure an awesome house, you may want to take a good look at this home. Same owners for the past 38 years, who have loved this home, their neighbors and quiet location! Features a total of 3 bedrooms, 2 updated bathrooms, and I think you would agree, the kitchen designed by Carefree Kitchens is one of the best highlights featuring quartz countertops, newer appliances, and ready for the next family to enjoy. Hard to find a house in this price range with such an awesome kitchen!! The kitchen accommodates a large dining room table for family gatherings too! . The Lot size is huge, 66' x 127' , complete with a great garden space with the best composted soil for planting vegetables, and a 10' x 20' gardening or storage shed is included. The maintenance free fence is very recent, and includes a secure rear gate for extra parking for the RV trailer or extra vehicles or flat deck. The front driveway was increased with new concrete for additional parking and it can fit the RV out front for when you want to load it up in the summer for the camp trips. The basement features a 3rd bedroom, updated 3 piece bathroom with walk in shower, family room with wood-stove (that was installed by Stove Pipe Company and recently inspected for the new owner. Lennox Furnace is regularly maintained, shingles replaced 2019, some new windows, 100 Amp Service Panel updated . This home is ready to go just the way it is!! Easy walk to the coulees, and to all parts of the city from this location. The only reason this home is being offered for sale, is because the heart strings are being tugged to be closer to the "grandkids"!!