



GRASSROOTS
REALTY GROUP

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1005 6 Street N
Lethbridge, Alberta

MLS # A2210334



\$240,000

Division:	Staffordville		
Type:	Residential/House		
Style:	Bungalow		
Size:	759 sq.ft.	Age:	1943 (82 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Veneer, Wood Frame	Zoning:	R-L
Foundation:	Brick/Mortar	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Ceiling Fan, Washer, Dryer, Window Coverings

Welcome to 1005 6 Street N, a great opportunity for first-time buyers, investors, or anyone looking for an affordable, well-located home in Lethbridge. This charming bungalow features 3 bedrooms, 2 bathrooms, and a spacious backyard. The main floor offers a bright living room, a functional kitchen, a 4-piece bathroom, the primary bedroom, and an additional bedroom (partially finished). Downstairs, the partially finished basement includes a third bedroom, another full bathroom, and room to expand your living space or add storage. Located on a quiet street with convenient access to parks, schools, and shopping, this is a home with tons of potential and it won't last long! Please view the video walkthrough in the links tab or on YouTube by searching for the home address.