

**1134 42 Avenue N  
Lethbridge, Alberta**

**MLS # A2166001**



**\$355,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home

**Inclusions:** Window Coverings

This charming house offers a blend of modern comfort and serene living. Featuring a newer roof, the home boasts an open-concept layout that maximizes space and natural light. Located in a tranquil neighborhood on the outskirts of the city, it provides a peaceful retreat from urban hustle. Inside, the warmth of wood-burning heat creates a cozy atmosphere perfect for relaxing during cooler months.