



Anne French
Your REALTOR®
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1314 Waterton Road S
Lethbridge, Alberta

MLS # A2167377



\$499,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Redwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,731 sq.ft. | Age: | 1994 (30 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: None

Spacious Bungalow in South Lethbridge. Located in a quiet cul-de-sac, this 1,731 sq. ft. home offers 4 bedrooms, 2.5 baths, and a massive primary suite with ensuite. Features include vaulted ceilings, a main-floor office, a heated garage, a workshop area, and a large storage room. With central AC and plenty of space, this home is perfect for comfortable living!