



Anne French
Your REALTOR®
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1619 2nd Avenue N
Lethbridge, Alberta

MLS # A2175661



\$215,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	748 sq.ft.	Age:	1951 (73 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: NA

Discover this well maintained single family home, ideally situated with easy access to many of the Norths side shopping and dining options. The main floor has been recently upgraded with all new flooring, baseboards and paint. The space is used well offering 2 bedrooms, a good sized living room, kitchen and 4PCE bathroom. The basement has a finished 3PCE bathroom, a large partially finished bedroom, a storage room and the laundry. There is a brand new hot water tank, newer furnace and an interior weeping tile system. The lot is a generous size for all your outdoor enjoyment, gardening and entertainment. The back lane offers potential for a good sized garage provided city approval is obtained. The large driveway and carport keep up to 3 vehicles off the street. Whether your looking for an affordable home or an investment property this house is a good option. Call your favorite realtor and come and have a look!