



Anne French  
Your REALTOR®  
Love where you live.

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3019 48th Avenue S  
Lethbridge, Alberta

MLS # A2179628



**\$1,199,000**

<b>Division:</b>	Lethbridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,731 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.70 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Have you ever thought about living on an acreage but not out of town? Well this is your opportunity. One owner home that features a large 2 story home with an attached 2 car garage and as a bonus, this property has a detached shop with in-floor heating that will make for a perfect spot for all of your toys! This property features just enough room to have your own little piece of heaven. This home is original but has been meticulously maintained. Fully landscaped, you can sit out on one of the 2 brand new rear decks and enjoy the coulee views! Don't miss out on this unique opportunity!