



Anne French
Your REALTOR®
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1623 1 Avenue N
Lethbridge, Alberta

MLS # A2181940



\$212,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1907 (117 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L(W)P
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this charming, move-in-ready bungalow! Nestled near shopping centers for ultimate convenience, this delightful home boasts numerous updates, including a newer roof, furnace, windows, and flooring—all completed in recent years. The spacious lot offers ample room for gardening enthusiasts or outdoor gatherings, while the backyard garage provides additional value and functionality. Perfect for first-time buyers or those looking to downsize, this gem is ready for you to call home.