



Anne French
Your REALTOR®
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2717 11 Avenue N
Lethbridge, Alberta

MLS # A2187836



\$369,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Underground Sprinklers

Immaculately kept 5 bedroom bungalow on a quiet street with a detached garage! Walk in to the bright and open living room with a big south facing window. The kitchen and dining room are a nice size and you have a unique dividing wall that really opens up the living space. There are 3 bedrooms on the main floor including the primary bedroom and a 4 piece bathroom. Downstairs features a large living room, 2 more bedrooms and a gorgeous new bathroom and laundry room! The large, well manicured and fully fenced yard has a comfortable covered patio and an RV Parking pad and also a sectioned off area for a garden. Bonus points for the single detached garage as well as off street parking in the front! This is an excellent family home with lot's of recent updates