

**2315 4 Avenue S
Lethbridge, Alberta**

MLS # A2188723



\$349,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1954 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: window coverings

Nice home in good quiet location. Updates include remodeled kitchen, carpet and vinyl laminate flooring. Roofing is asphalt and metal. Windows upgraded to vinyl. Some newer interior paint. Large open living room, open concept kitchen and dining room. Basement has large family room and games room, 3 pc bath, 1 finished room with small window (possible bedroom if egress windows are installed) Lots of storage and basement laundry. Double garage with large breezeway/covered patio