

**531 21 Street N**  
**Lethbridge, Alberta**

**MLS # A2190216**



**\$369,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 fridges, 2 stoves, 1 stacking washer and dryer, 1 full sized washer and dryer, central air, window coverings that are not renters

This 6 bedroom home is located in a quiet Northside location close to schools, park and pool. There are 3 Bedrooms on the main, an extra large kitchen and main floor laundry. The non-conforming basement suite has an additional 3 bedroom and has its own laundry room. The single garage in the rear could easily be converted back into a working garage. There is a nice wide alley access ideal for RV parking. Upgrades include some newer windows, roof, newer flooring, all newer water lines complete with shut off manifold and more.