



Anne French
Your REALTOR®
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1421 1 Avenue N
Lethbridge, Alberta

MLS # A2191555



\$255,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	656 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Gravity, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-L(W)P
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator (2) Electric Stove (2)

Located within walking distance of all kinds of shopping, this home could be a great revenue property or perfect for a first-time home buyer. The main level features a 2-bedroom unit complete with a 4-piece bath. The basement includes an additional bedroom and a 3-piece bath. Completing this home are two sheds facing the alley—ideal for storage or can be used for separate rental income.