



Anne French
Your REALTOR®
Love where you live.

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1405 3a Avenue N
Lethbridge, Alberta

MLS # A2195746



\$359,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: fridge(2), stove(2), dishwasher, washer, dryer, AC, shed

Step into this charmingly updated 4-bed, 2-bath bungalow, a true gem that offers something for everyone—investors, first-time buyers, and young families alike. Nestled in a prime, central location, you’re just moments away from shopping, parks, and schools. With its inviting, move-in-ready appeal, this home promises comfort and convenience at every turn. As you enter, the main floor welcomes you with an abundance of natural light, highlighting the beautifully refinished hardwood floors that flow throughout. The updated kitchen and bathrooms boast modern cabinetry, blending style with practicality. The thoughtful laundry/mudroom, complete with a separate entrance, offers seamless access to the bright, spacious 2-bedroom basement suite—ideal for guests or extra rental income. The suite is a showstopper, featuring a full kitchen and expansive living/dining area perfect for hosting or unwinding. Step outside and discover your own backyard paradise—fully fenced for privacy, complete with a sunroom, fire pit area, and a generous grassy space for play and relaxation. Additional parking is a breeze with trailer parking and a double detached garage, offering both convenience and extra storage. Recent updates including a newer roof, windows, light fixtures, brand-new AC, and fresh flooring ensure this home is as functional as it is stylish. Don’t miss your chance to own this delightful, move-in-ready beauty—schedule your viewing today!