

**1609 5 Avenue
Lethbridge, Alberta**

MLS # A2196757



\$300,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,288 sq.ft.	Age:	1930 (95 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Linoleum, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stucco

Zoning: R-L(W)P

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Refrigerator, Stove, Dishwasher, Washer/Dryer, Basement sofa.

Take a look at this charming bungalow situated just across from Westminster outdoor pool! This home features 3 bedrooms plus a spacious den, and the lot is massive, featuring a brand new deck and fence, a detached garage, and ample off-street parking. In recent years this home has seen new windows and doors, paint, an updated hot water tank and electrical, plenty of storage, and a 100 year old heritage Crimson Maple tree out front. The home has an open concept upstairs, and the basement has been recently modernized, perfect for guests or a growing family. The backyard is a childhood dream, with plenty of space to run around or host a summer BBQ. This home has seen care by its owners and is ready for its next family to move in and make it home. Contact your favorite REALTOR® to book a showing!