

**2210 5A Avenue N  
Lethbridge, Alberta**

**MLS # A2147857**



## \$285,000

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Wall A/C unit, Window Coverings (Blinds)

This 1147 sq-ft home offers everything you need all on one level! Located in the beautiful north side of Lethbridge, walking distance from many restaurants, as well as a landscaped park and a fitness center! Perfect for first time home buyers, a couple looking to settle down and have everything at their fingertips, and everyone in between. The double detached garage provides space for all your projects. Complete with a new roof, HE furnace, and wall A/C unit. Reach out to your favorite REALTOR &reg; for a viewing today!