

1501 5A Avenue N
Lethbridge, Alberta

MLS # A2157287



\$169,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	530 sq.ft.	Age:	1940 (84 yrs old)
Beds:	2	Baths:	1
Garage:	On Street, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape		

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial, Unfinished

LLD: -

Exterior: Stucco

Zoning: R-L(W)

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Storage

Inclusions: Fridge, stove, ceiling fan (s), home decor, table and chair (s), all drapes, lawn mower, push mower

Charming and sweet! This delightful 2-bedroom, 1-bathroom home is a perfect blend of charm and comfort, nestled in a tree lined neighbourhood. As you step inside, you'll be greeted by an inviting living space filled with natural light, highlighting the original hardwood floors in the living room and the sweet little kitchen area beyond. The kitchen is a gem, featuring an inviting layout with creative use for cabinet space, and a quaint breakfast nook where you can enjoy your morning coffee. Both bedrooms offer cozy retreats. The bathroom is designed with cottage style charm and fixtures and a relaxing bathtub, perfect for unwinding after a long day. Outside, the private backyard provides a peaceful escape with a lush garden and room for a larger patio area which would be ideal for entertaining or simply enjoying the tranquility. Located just minutes from local shops, parks, and schools, this home offers the perfect balance of convenience and comfort. Don't miss the opportunity to make this charming house your forever home. With a newer tin roof on both the home and detached single garage as well as a two year old water tank and all the window dressings and home decor included, this home is ready for you! Schedule a viewing today with your favourite REALTOR® and step into a world of warmth and coziness!