

1218 41 Avenue N  
Lethbridge, Alberta

MLS # A2164936



## \$219,000

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	641 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** None

Completely renovated 1-bed, 1-bath home, renovated from top to bottom, inside and out! Stripped down to the studs, this home has been fully reinsulated and also features newer electrical, windows and drywall. Modern updates throughout make this home move-in ready, offering both style and comfort in every corner. Plus, enjoy the convenience of extra parking in the back, perfect for guests or additional vehicles.