

1701 9 Avenue N  
Lethbridge, Alberta

MLS # A2166213



## \$280,000

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Great home across the street from Galbraith school and close to all three schools in the area! This home is immaculately kept, downstairs is original but is not a huge area so would not be hard to put on your own touch! Well maintained home with a separate entrance for those of you interested in a mother in law sweet or basement suite. Situated on a large lot with an abundance of space for a garage if wanted. There is also room for 2-3 vehicles to park in the front driveway as well as an area for parking in the back.