

1705 23 Avenue N
Lethbridge, Alberta

MLS # A2166534



\$350,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage		

Inclusions: Fridge, stove, freezer, washer / dryer/ dishwasher (all as is), garage door opener and 1 remote

A charming bungalow in an ideal location! This home welcomes you with an ever-so-practical floor plan, boasting great flow between the living, dining and kitchen area. There's 3 well sized bedrooms on the main floor, as well as a 4 piece bathroom and 2 piece ensuite. The basement offers a large family room and extended storage space (you can never have enough storage!!), fourth bedroom, den and 3 piece bathroom. A complete family home that still has more to offer! Spacious backyard that is landscaped, fenced, includes a double detached garage with alley access and just like that, this home ready for you!