

1421 Waterton Road S
Lethbridge, Alberta

MLS # A2167538



\$390,000

Division:	Redwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,084 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, No Neighbours Behind, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Hood Fan, Freezer, Bar Fridge, 2 Window A/C Units, Reverse Osmosis System (As Is), Central Vacuum and All Attachments, All Blinds and Window Coverings, New Kitchen Sink and Faucet (not installed), 8 Boxes of Flooring, Toilet (not installed).

Welcome to Waterton Road! Situated on a quiet cul-de-sac, this 4 bedroom home has been enjoyed by this family for 3 generations. On the main floor you will find a generous sized living room and kitchen, with a dining area that leads to the private back deck. The primary bedroom features a 2 piece ensuite and across the hall there is another bedroom and a 4 piece main bathroom. Downstairs there is an additional 2 bedrooms, ample play space perfect for sitting in front of the wood burning fireplace in the rec-room that also has a corner space that lends itself easily to be used as an office or craft area. There is no shortage of storage space in the laundry room and under the stairs. Enjoy walk-up access to your nicely landscaped private back yard with no neighbours behind. There is an attached 21x13ft garage for added convenience.