

1222 44 Avenue N
Lethbridge, Alberta

MLS # A2237912

\$229,900



Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RL
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Blinds

Overlooking the open prairie this main floor bungalow would be a great home for a first time buyer or revenue. Enjoy the quiet evenings in this Bright and open plan. 3 bedrooms, large bathroom. Recent improvements include Windows, Furnace, Hot Water Tank, 100 amp service. Deep back yard with lots of space to build that double garage in the back. Located Close to Legacy Park where you can enjoy Walking trails, Play Grounds, Pickle Ball and Tennis courts and much more. Also close to Sobeys, Walmart, restaurants and many more conveniences.