

1807 2 Avenue N  
Lethbridge, Alberta

MLS # A2272682



## \$335,000

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Westminster                   |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | Bungalow                      |               |                   |
| <b>Size:</b>     | 1,330 sq.ft.                  | <b>Age:</b>   | 1950 (75 yrs old) |
| <b>Beds:</b>     | 2                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Off Street |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped         |               |                   |

|                    |                                |                   |         |
|--------------------|--------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -       |
| <b>Basement:</b>   | Partial                        | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Stone, Stucco, Wood Siding     | <b>Zoning:</b>    | R-L (w) |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Granite Counters               |                   |         |

**Inclusions:** Window Coverings , 2 Sheds

A well-loved family home with 48 years of care behind it. The front entry includes a built-in bench that opens to a comfortable living room with a gas fireplace. The oak kitchen features granite countertops and a spacious dinette that easily fits a larger table. This level also offers two bedrooms and a renovated 4-piece bath. Off the kitchen, the fully enclosed deck extends your living space and makes outdoor time far more comfortable. The lower level includes a generous family/recreation area and a partially finished 3-piece bath ready for completion. Outside, the yard is fully fenced and landscaped, complete with underground sprinklers ,a 8 X 12 shed has been used as a work shop and the driveway is suitable for off-street parking and/or RV storage.