

1210 6 Avenue S  
Lethbridge, Alberta

MLS # A2277445



## \$325,000

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	1908 (118 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, garage door opener and remote, all window coverings

Looking for a special home in a great location? Look no further than 1210 6 Ave S! This charming 1.5 story home has 1,525 square feet of living space across its two levels. The main level is spacious with a dedicated laundry room and an office that can also be used as a bedroom. The living room is complete with a wood burning stove and features a great space for relaxing. There is a big dining room here that will be perfect for hosting. The kitchen has tons of room for cooking and the family chef will love the space. There is also a 4pc bathroom on this level. Moving upstairs, you have all three bedrooms on this level including the primary. There's also a nice loft area which could be transformed into a great sitting area. Outside, you have a nice backyard complete with a deck and a single detached garage. This one won't last very long, so contact your favourite REALTOR&reg;!