

146 Oxford Road W
Lethbridge, Alberta

MLS # A2283846

\$399,900



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|-----------|--|--------|-------------------|
| Division: | Varsity Village | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,183 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Standard Shaped Lot, Street Lighting | | |

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|--|---------------------------------------|------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum | | |
| Inclusions: Pool table, basement furniture, basement fridge | | | |

This well-kept 4 bedroom, 3 bathroom bungalow offers 1,183 sq ft of comfortable living space in a quiet west side location, just a hop, skip and a jump from the University of Lethbridge, schools, parks, and the YMCA. Large windows throughout the home bring in an abundance of natural light, giving the space a bright and welcoming atmosphere. Outside, you'll love the low-maintenance front and backyard, featuring gravel landscaping, a covered deck perfect for relaxing or entertaining. Downstairs, the entertainment continues with a pool table and ample room for hosting guests, along with a 4th bedroom with its own en-suite and MASSIVE jacuzzi tub. Additional updates include a hot water tank replacement in 2021, adding extra peace of mind for the next owner. A great opportunity for families, first-time buyers, or investors in a highly desirable location! Call your favourite REALTOR® today to book a showing before its gone!