



GRASSROOTS
REALTY GROUP

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1907 7A Avenue N
Lethbridge, Alberta

MLS # A2292410



\$439,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,369 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Metal
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Closet Organizers, Open Floorplan, Primary Downstairs, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L(W)
Utilities:	-

Inclusions: Fridge, stove, microwave hood fan, dishwasher, washer, dryer, central air conditioner, garage door opener + remote

This north side home is anything but your average bungalow! Filled with upgrades and a unique floor plan to boot, this is a tremendous option for those looking to enjoy movie nights at home. With a new furnace and hot water tank, over sized double garage + front parking pad, permanent lighting and a theatre room, there's a lot to love about this home within walking distance to THREE schools! The main floor enjoys a modern kitchen, open entertaining space, 2 bedrooms, 4 piece bathroom, laundry room and a bonus flex space! The basement offers an additional 2 bedrooms, office, media room, rec room and 3 piece bathroom! There's a patio which offers great privacy and a 29 x 25 heated detached garage!