



GRASSROOTS
REALTY GROUP

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63004a Hwy 5
Welling, Alberta

MLS # A2301411



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,771 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Desert Back, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R
Foundation:	Other	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: N/A

Located just 15 minutes from Lethbridge, this well-built home offers over 2,700 sq ft of comfortable living with a layout that truly works for everyday life. Featuring 4 bedrooms, bright and open main living areas, and an expansive upper-level bonus room, there's plenty of space for a growing family, hobbies, or hosting. One of the standout features is the incredible amount of storage throughout. You'll find a place for everything, making day-to-day living feel organized and effortless. The double attached garage with an adjoining workshop adds even more versatility, perfect for projects and extra storage. Backing onto a public green space, you'll enjoy added privacy and open views, all while still being just minutes from Lethbridge. Located in Welling, you're also conveniently situated near both Raymond and Magrath, offering access to either school district.