



GRASSROOTS
REALTY GROUP

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422 21 Street S
Lethbridge, Alberta

MLS # A2306717



\$370,000

Division:	Upper Eastside		
Type:	Residential/House		
Style:	Bungalow		
Size:	931 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge x2, Stove, Apartment size stove, Washer, Dryer, Microwave, All window coverings, Sun Awning over deck, gas heater in faux fireplace, Contents of sheds (lawnmower and garden tools) . All inclusions AS IS

Located just off Mayor Magrath Drive, this cute, clean, and move-in ready home is located in a convenient spot close to everything you need; with nearby access to Crowsnest Highway and walking distance to several schools. With 3 bedrooms and 2 bathrooms, it's a great fit for first-time buyers, small families, or anyone looking for a functional layout with a bit of extra space. Upstairs you'll find the primary bedroom, a second bedroom, and a full 4-piece bathroom. Downstairs hosts a third bedroom, 3-piece bathroom, a rec room, separate kitchen area, plus laundry and ample storage—perfect for guests, roommates, or extended family. Outside, the detached garage (19'6" x 23'8") offers plenty of room for parking or projects, with parking space in front for two more vehicles. There's no shortage of storage with two sheds, and they even come stocked with a lawnmower and garden tools (included as-is). Several updates over the years include shingles, some windows and leaf filters on the eavestroughs. A solid home in a great location...just move in and enjoy!