



GRASSROOTS
REALTY GROUP

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1826 5 Avenue N
Lethbridge, Alberta

MLS # A2316058



\$275,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	827 sq.ft.	Age:	1914 (112 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this adorable home, a charming retreat that has been lovingly cared for over the years. With nearly 900 sq ft of well-utilized living space, this residence offers a cozy yet functional layout perfect for modern living. Step inside to discover a bright, open atmosphere, where the dining room and living room flow together seamlessly, showcasing beautiful new flooring that enhances the space. Natural light pours in, creating a warm and inviting ambiance throughout. The main level features two comfortable bedrooms, including a distinctive primary bedroom that offers a separate room ideal for use as a den or dressing area—versatility at its finest! The 4-piece bathroom is conveniently located, making it easy for all members of the household to access. You'll also appreciate the practicality of the back porch, providing an ideal area for boots and coats, along with additional storage space. The front foyer is another versatile feature that adds extra square footage to accommodate your unique needs, whether you envision it as a quaint reading nook or a functional entryway. The basement houses a new furnace and hot water tank, providing peace of mind with modern utilities. Additionally, there's a versatile room that can serve as a third bedroom with some work. While laundry can easily be added to the basement for even more convenience, the current owner has creatively utilized one of the bedrooms on the main level as a laundry area, maximizing functionality. With plenty of other storage options available. The yard is landscaped beautifully with flower beds, garden, mature trees and perennial's. The single car garage serves more for storage for all your outside tools and storage. The home does have a new roof, siding and most windows have been replaced over the years. Built in 1914, this home retains some of the unique qualities and character of its era, with modern updates

to ensure comfort. This is a special place where you can create lasting memories—don't miss your chance to make it yours!