



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

96 Oxford Road W
Lethbridge, Alberta

MLS # A2318982



\$475,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,753 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Bar, Granite Counters, Open Floorplan, Wood Windows

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

Inclusions: window coverings, A/C (AS IS)

Are you searching for the convenience of bungalow living without sacrificing space? This exceptional home delivers over 1,700 square feet on the main floor and offers the perfect combination of comfort, functionality, and room to grow. Step inside to an inviting open-concept layout featuring a charming dining nook bathed in natural light from the south-facing window, an ideal spot to enjoy your morning coffee. The spacious kitchen is designed to impress with granite countertops, an undermount sink, stainless steel appliances, and abundant workspace for everyday living and entertaining alike. The heart of the home is the expansive living room, highlighted by a cozy wood-burning fireplace and seamless flow into the oversized dining area, making it easy to host gatherings of any size. The main floor features three generously sized bedrooms, including a spacious primary retreat complete with a beautifully appointed ensuite bathroom. A second full bathroom, separate laundry room, and convenient access to the double attached garage add to the home's thoughtful design. The fully developed basement extends the living space even further with two additional bedrooms featuring updated egress windows, another full bathroom, a dedicated storage room, and a large family and recreation area complete with a gas fireplace and bar area. Situated on a massive corner lot with excellent potential for RV parking, the exterior offers just as much value as the interior. The double attached garage features separate 9-foot overhead doors, a gas hookup, and built-in shelving for added convenience. With five bedrooms, three full bathrooms, a fully developed basement, and an abundance of living space both inside and out, this impressive bungalow is ready to welcome its next owners. Don't miss your opportunity to enjoy spacious living with all the features today's

buyers are looking for.