



GRASSROOTS
REALTY GROUP

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2206 5A Avenue N
Lethbridge, Alberta

MLS # A2319331



\$345,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	929 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L(W)
Foundation:	Slab	Utilities:	-
Features:	Vinyl Windows		

Inclusions: fridge, electric stove, microwave hood fan, all in one washer&dryer, window coverings, Underground sprinklers, gas fireplace, portable AC, garage door opener, fire pit

Welcome home! This beautifully maintained 3-bedroom property offers the perfect blend of comfort, functionality, and peace of mind. Lovingly cared for by both its original owner and current owners, this home is truly move-in ready. Inside, you'll find a bright and inviting layout featuring updated flooring and carpet, a cozy natural gas fireplace, and a kitchen complete with updated appliances. The current owners have made several valuable improvements, including a metal roof, electrical panel, furnace, hot water tank, deck, appliances, flooring, and carpet, adding both comfort and peace of mind for the next owners. Step outside and fall in love with the private, park-like backyard. Whether you're hosting friends on the deck, enjoying the mature landscaping, or appreciating the convenience of underground sprinklers, this outdoor space is designed to be enjoyed. The detached 22' x 18' garage provides plenty of room for parking, storage, or your favorite projects. Affordable, updated, and exceptionally well cared for, this is the kind of home buyers have been waiting for. Don't miss your opportunity to make it yours!