



**40 MicMac Court W  
Lethbridge, Alberta**

**MLS # A2321798**



**\$497,900**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Pie Shaped Lot, Privat		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to this "Legally" suited well cared home located close schools, pools, parks and shopping. The main floor features bright spacious living room/kitchen with 2 bedrooms and full bath all freshly painted. The legal 1 bedroom basement suite has large windows to allow lots of natural sunlight and also has a good size living room/kitchen combo and another full bath. Home also features: central air, central vac & attachments, u/g sprinklers front and back, metal fencing around the property with extra panels. Enjoy the oversized single garage which has 220 wiring and is directly next to a cement pad for future hot tub.