



GRASSROOTS
REALTY GROUP

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1618 St. George Road N
Lethbridge, Alberta

MLS # A2326414



\$329,900

Division:	St Edwards		
Type:	Residential/House		
Style:	Bungalow		
Size:	906 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Walk-In Closet(s)

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

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, shed

Welcome to this lovingly maintained 3-bedroom, 2 full bathroom home on the north side of Lethbridge, offering an excellent opportunity for investors, first-time home buyers, young couples, or those looking to downsize! This inviting home features a warm and welcoming upstairs living room along with an open-concept kitchen, dining, and living space that's perfect for everyday living and entertaining! A sliding patio door leads to the fully fenced backyard, complete with a storage shed and plenty of room to enjoy the outdoors! Even better, there's a park with a playground directly across the street, making this an ideal location for families, pet owners, or anyone who enjoys having green space just steps from home! Downstairs, you'll find a spacious family room, a large legal third bedroom complete with a walk-in closet and legal egress window, as well as an abundance of storage space, providing plenty of flexibility for your lifestyle! Additional highlights include a high-efficiency furnace, upgraded windows throughout the home, and plenty of off-street parking with a large front driveway that can accommodate multiple vehicles! Whether you're looking to invest, purchase your first home, start your next chapter, or simplify your lifestyle, this home checks all the boxes! Hurry and call your favourite REALTOR® today to book your private showing before this fantastic home is gone!