



**GRASSROOTS**  
REALTY GROUP

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819 5 Street S  
Lethbridge, Alberta

MLS # A2329776



**\$399,000**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | London Road                                        |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | Bungalow                                           |               |                   |
| <b>Size:</b>     | 790 sq.ft.                                         | <b>Age:</b>   | 1950 (76 yrs old) |
| <b>Beds:</b>     | 3                                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached                             |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Lawn, Many Trees |               |                   |

|                    |                                                                                        |                   |        |
|--------------------|----------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Metal                                                                                  | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Full                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                                                                           | <b>Zoning:</b>    | R-L(L) |
| <b>Foundation:</b> | Poured Concrete                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** Fridge, stove, microwave hood fan, dishwasher, washer and dryer, shed.

Beautifully renovated South Lethbridge home offering incredible value for just \$399,000. Enjoy peace of mind knowing all the major updates have already been completed, including a new roof, siding, windows, flooring, paint, electrical, furnace, and hot water tank. The main floor features a bright open concept kitchen that flows seamlessly into the living room, along with a spacious primary bedroom complete with a walk in closet and private 3 piece ensuite. You'll also appreciate the convenient 2 piece bathroom just off the kitchen. Downstairs, a separate entrance leads to the backyard where you'll find two additional bedrooms, a 4 piece bathroom that also serves as the laundry room, and plenty of extra living space. Outside, the fully fenced backyard is a standout feature with a covered courtyard, storage shed, back alley access, and a spacious heated single car garage. If you're looking for a move in ready home with all the major updates already taken care of at an affordable price, this home is a must see.