



GRASSROOTS
REALTY GROUP

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1238 7 Avenue S
Lethbridge, Alberta

MLS # A2330000



\$329,900

Division:	London Road		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Driveway, Paved, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L(L)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: All As Is

Have you always wanted to live on 7th Avenue south? Now is a great opportunity with this home at less than \$330,000. The home has 3 bedrooms, 2 bathrooms, plus a large kitchen and dining area, and 2 large living spaces, including an addition. The previous owner made the family room a bedroom, so main floor living is possible too. The backyard includes a covered deck, shed, greenhouse, and a single detached garage. There is a large paved parking area at the side of the house, which is big enough for your RV, too. Vacant and ready for a quick possession. Call your agent today to take a look.