



GRASSROOTS
REALTY GROUP

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2305 7 Avenue N
Lethbridge, Alberta

MLS # A2330294



\$449,500

Division:	Majestic Place		
Type:	Residential/House		
Style:	Bungalow		
Size:	956 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Attached Carport, Concrete Driveway, Double Garage Det		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Shed, 2 Fridges, Deep Freeze, Garage Opener + Remotes, Peka Roll Shutters, Garage Built-In Shelves plus shelves on East wall

This bungalow includes a parking extravaganza! 42 foot by 24 foot heated workshop, on a corner lot, with carport, driveway, and fence gate access to spacious R.V parking too. Conveniently located directly across from Jock Palmer Park and playground, and close to schools and churches. Hardwood flooring upstairs and gas fireplace downstairs. Enjoy the South facing park view and sunshine from the kitchen and living room, and help keep the home cooler in summer, with Peka roll shutters on the South-facing windows.