



GRASSROOTS
REALTY GROUP

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46 Oxford Road W
Lethbridge, Alberta

MLS # A2331219



\$430,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,098 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central air conditioner

This Varsity Village home is the example of what an older home in an established neighbourhood can get you! From a massive pie-shaped lot, quiet cul-de-sac, oversized detached double garage all while still having off-street parking and not sacrificing any living space? This 4 level split is bright, fully finished and big enough to fit your growing family. With an open concept main floor, boasting well sized kitchen with island, main floor laundry hook ups and views to the yard. The upper floor has 3 bedrooms, a 4 piece bathroom and 2 piece ensuite. The lower floor has a well sized family room, complete with fireplace and fourth bedroom with full bathroom! The basement enjoys another family room, storage space and secondary laundry area. The backyard is landscaped, has covered patio and has tons of space to let the kids and pets roam!