



GRASSROOTS
REALTY GROUP

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**42 Honeysuckle Road N
Lethbridge, Alberta**

MLS # A2331651



\$489,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,536 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Drive Through, Garage Faces Front, S		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Solar Tube(s), Storage		

Inclusions: New Battery Powered lawn mower and Weed whipper, Hammock and cushions, Axes, Garden tools, shovels, rakes etc, Upright freezer (sellers are moving into a seniors lodge, so not in need of those items), lumber in garage, stair lift (if buyer doesn't want it sellers will have the company that installed it come and remove it). Shed

The large bungalow you have been waiting for! Located on a quiet street in a family friendly neighborhood backing a park and playground! This lovely home would make a fantastic family home with its three bedrooms on the main floor, plus an additional one in the basement, a large living room and a main floor family room, as well as an additional games room downstairs. There is room for everyone in this home! If you are looking for a lovely yard look no further, this one is full of perennials, fruit trees and garden boxes! And if you love vehicles but have trouble finding space to park them, this home features a large double driveway plus a single attached garage, with additional RV parking beside the house and a driveway running to the back yard, making it possible to put a garage in the backyard if you so choose. Some of the upgrades done to this home in the past five years are, the metal fencing with 3 gates, Outside of home has been fully painted as well as the inside of the home., the cupboards have been painted in the kitchen as well as new laminate countertops, new counter top in main bath, 2 sun tunnels (giving the family room tons of nice light), new glass screen door on front of home. The sellers have also put a lot of new insulation up in the attic and they said its made a huge difference in their energy costs. The fascia and soffits were done in 2021, gas fireplace insert and both decks were built (no permits needed as they are below the height requirement), Upgrades done between 2017 to 2020, are vinyl plank flooring, furnace, A/C, water heater, shingles and windows. This home is just waiting for a new family to call it home!