



GRASSROOTS
REALTY GROUP

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1803 5A Avenue N
Lethbridge, Alberta

MLS # A2334826



\$344,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	737 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-L (W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Dishwasher

This fully renovated home that offers over 1000 sqft of finished living space and gives the buyers peace of mind without sacrificing character! This beautifully updated 3 bedroom, 2 full bathroom home is the perfect blend of modern convenience and timeless appeal. Situated on a spacious double lot, the property features an expansive, fully fenced backyard with plenty of room to build a future garage off the alley access. A new deck off one of the main floor bedrooms provides the perfect spot to relax while overlooking the yard. Inside, you'll appreciate the extensive renovations, including all new plumbing, updated electrical with a new panel, new windows, a new roof, a new hot water tank, and stylish finishes throughout. The home has been thoughtfully redesigned while preserving unique character, including a beautiful clawfoot tub that adds a touch of classic charm. Conveniently located just one block from Westminster School and Westminster Pool, and only minutes from grocery shopping and other everyday amenities, this move in ready home is an excellent opportunity for first-time buyers, families, or anyone looking for a worry free property with personality.