



GRASSROOTS
REALTY GROUP

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1323 3A Avenue N
Lethbridge, Alberta

MLS # A2336401



\$389,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

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

Inclusions:	Downstairs Fridge
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Move-in ready, well cared for and full of a few surprises! This bungalow offers 1,105 sq ft on the main level PLUS 968 sq ft of developed basement space — giving you approximately 2,060 sq ft of total developed living space, with 3 bedrooms, 2 bathrooms and plenty of room to settle in and enjoy. Inside, you'll find refinished hardwood floors, fresh paint and new tile at the front entry. The kitchen comes equipped with new appliances, while a brand-new bathroom adds another great update to the main level. And yes — there's A/C for those warm summer days! The developed basement adds even more usable living space, including an updated shower with new tile, refreshed and insulated walls, new washer and dryer and some seriously clever storage. There may even be a SECRET storage space waiting to be discovered — ask your REALTOR®! A convenient back entrance offers easy access in and out, while the good-sized lot gives you plenty of outdoor space to enjoy. Underground sprinklers in both the front and back make yard maintenance easier, and gravel along the sides adds another practical touch. With the furnace, hot water tank and A/C approximately 6 years old, numerous improvements already completed and a location close to schools, amenities and everyday conveniences, this home is ready for its next owner. Move in, unpack and make it yours!