GRASSROOTS REALTY GROUP

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174 Eagle Road N
Lethbridge, Alberta

MLS # A2339731

$464,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	999 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

Pride of ownership shines throughout this beautifully maintained, fully developed bungalow, offered for sale by its original owner! Featuring 3 bedrooms, a den/office space, and 2 bathrooms, this move-in-ready home has been thoughtfully renovated twice over the years, offering a fresh, updated feel while retaining the charm of a mature neighbourhood. Complete with a beautiful yard, underground sprinklers in the front, a spacious, heated detached double garage, RV parking for added convenience, and a fun bar feature in the rec room. Notable updates include a newer roof, hot water tank, vinyl plank flooring, and air conditioning. Ideally located close to schools, parks, and shopping, with easy access to major roadways, the highway, Lethbridge’s south side, and the industrial area, this home offers both comfort and convenience. A true testament to pride of ownership, this is an exceptional opportunity to settle into a well-cared-for home where the work has been done!

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