



**GRASSROOTS**  
REALTY GROUP

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**25 Nevada Place W  
Lethbridge, Alberta**

**MLS # A2341960**



**\$417,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | West Lethbridge Ph2 - West                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,225 sq.ft.                                                              | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, RV Access/Parking, Single Garage Attached                    |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private, |               |                   |

|                    |                            |
|--------------------|----------------------------|
| <b>Heating:</b>    | Forced Air                 |
| <b>Floors:</b>     | Carpet, Linoleum           |
| <b>Roof:</b>       | Asphalt Shingle            |
| <b>Basement:</b>   | Full                       |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   |
| <b>Foundation:</b> | Poured Concrete            |
| <b>Features:</b>   | Laminate Counters, Storage |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-L |
| <b>Utilities:</b> | -   |

**Inclusions:** N/A

This well cared for one owner home is located in a great Westside location being close to schools, pools, parks and shopping. The home features 3 main floor bedrooms and 2 bathrooms one being an ensuite, large sunken living room with gas fireplace, good size kitchen and dining room. The undeveloped basement is wide open for future development. Also enjoy the private backyard with a covered patio. Don't miss out on this one!