



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1239 41 Avenue N
Lethbridge, Alberta

MLS # A2345792

\$259,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1910 (116 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Window Coverings, central air conditioner

FANTASTIC LOCATION! Welcome to this inviting 4-bedroom, 2-bathroom home in North Lethbridge, ideally located just a short walk from beautiful Legacy Park and all amenities. The home has been nicely spruced up with fresh new paint and new carpet, giving it a clean and refreshed feel throughout. With four bedrooms, two bathrooms, this home offers plenty of space and convenience for growing families, first-time buyers, or investors. Features include a newer furnace, a metal roof, and central air conditioning.