



GRASSROOTS
REALTY GROUP

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3729 20 Avenue S
Lethbridge, Alberta

MLS # A2348337

\$285,000

Division:	Redwood		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	915 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Owned, Parking Pad, Unpaved		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Many Trees, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: n/A

FIX AND FLIP. FIX AND LIVE. FIX AND RENT. A 3 bedroom, 2 full bathroom half duplex in Redwood, priced for the work it needs. The work is cosmetic. The bones are sound and the expensive systems are already handled: furnace, central air conditioning and hot water tank all functioning. What needs doing: kitchen cabinets, appliances, bedroom flooring, stucco ceilings and paint. That is the list. Bring your calculator, your contractor, and your vision.