



GRASSROOTS
REALTY GROUP

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1822 1A Avenue N
Lethbridge, Alberta

MLS # A2349530

\$334,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	795 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Fridge x2, stove x2, dishwasher, portable dishwasher, microwave x2, washer, dryer, bedroom TV mount, bedroom TV, bedroom wardrobe, bird bath, bird house, planters, fire pit, exterior bench, blinds/curtains, shed

Looking for a solid, low-maintenance property you can rent out or move into tomorrow? 1822 1A Avenue North is it. All the heavy lifting has been done, so you can skip the headaches and start earning or living from day one. The major updates are already taken care of: a metal roof, new soffit and fascia, all new windows, a redone sewer system, a new hot water tank, a well maintained furnace, and a 100 amp electrical panel. No surprise repair bills waiting around the corner here. Inside, this bungalow has been renovated upstairs and down. The main floor shines with new vinyl flooring, new trim and baseboards, fresh paint, an open living and dining space, and a kitchen with a tile backsplash and new stainless steel appliances. New blinds and top-down/bottom-up cellular shades add a finished touch throughout. The lower level features a non-conforming suite with its own kitchen, an egress window, and a separate entry. Tenants and owners alike will love the outdoor space: a fully fenced, landscaped yard with mature trees, a big back deck with a 10x12 retractable awning, a shed for storage, and parking for 3 out back. Located on a no-through road with no additional traffic and right beside an alley for easy access. Turn-key, updated, and ready to go. Call your REALTOR[®] today to book your showing!