



GRASSROOTS
REALTY GROUP

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3, 2145 5 Avenue N
Lethbridge, Alberta

MLS # A2349977

\$204,900

Division:	Westminster		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	528 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: N/A

Affordable, Renovated & Move-In Ready! This well-located 2-bedroom, 2-bathroom home offers excellent value for first-time buyers, investors, or those looking to downsize. Featuring two generously sized bedrooms and two bathrooms, the layout provides comfortable living space with plenty of functionality. Recently renovated with new flooring, carpet, blinds, and all-new appliances, this home is move-in ready with a fresh, updated feel. Ideally situated close to shopping, schools, parks, and everyday amenities, you'll enjoy convenience right at your doorstep. Whether you're looking for an affordable place to call home or a solid investment opportunity, this property is worth a look. Great value, great location, and move-in ready!