GRASSROOTS REALTY GROUP

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2406 18 Street N
Lethbridge, Alberta

MLS # A2350081

$465,000

Division:	Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	810 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Landscaped, Lawn, See Remark		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Parquet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Central Air, Central Vac + Attachments, Lower Level Fridge, Lorex Security Cameras, Flower Pots, Hot Tub, Table on Deck, Outdoor Cooktop (as is), Waterfall on Deck

Check out this Northside charmer! A beautiful 4-level split in a quit location featuring an open concept main floor with a fully updated kitchen, island, newer appliances and a spacious living room with electric fireplace. Upstairs has 2 bedrooms and a main bath with soaker tub, there's an additional lower level bedroom, sitting area and 3 piece bathroom. This property is fully developed with a basement family room and office space. There's updates through-out and extra's like central air & central vac with kick sweeps. Looking for outdoor living space? This one has the WOW factor! An enclosed outdoor deck with hot tub, built-in table, waterfall, updated gas line & cooktop. Perfect for entertaining! The backyard still has plenty of space and there's also a 24 x26 Heated, detached garage with a brand new door and updated chain link fencing for future RV parking. Be sure to put this one on your must see list!

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