

**817 7 Street N**  
**Lethbridge, Alberta**

**MLS # A2216350**



**\$389,000**

<b>Division:</b>	Senator Buchanan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Garage Faces Rear, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Treed, Underground Sprinkler		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	(R-L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, AC, Window Blinds/coverings, Freezer, 2 stand alone new windows, Fire place(wood)

Charming and well maintained 916 sq ft bungalow on the North side featuring 4 bedrooms ,2 baths and a new wood burning fireplace in the basement. This move-in ready home offers comfortable living with thoughtful up dates and a pride of ownership throughout. The spacious yard is beautifully landscaped, perfect for relaxing or entertaining and includes a single detached garage for added convenience. Two of the bedrooms are in the basement and have windows that may or may not meet egress. Located close to schools a park and all the amenities you need. Ideal for first time buyers or down sizers looking for a turnkey property. This one is definitely worth a look!