

**1835 6A Avenue N
Lethbridge, Alberta**

MLS # A2225386



\$389,900

Division:	Westminster		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,320 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, See Remarks, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Separate Entrance, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L(W)
Utilities:	-

Inclusions: Fridge, stove, hood fan, DW, washer/dryer, AC, garage door opener w/remote(s)

Hey YQL! If you're been on the hunt for a solid 4 bdr, 3 bth house WITH A GARAGE, this may just be it. #1835 is an extremely well-laid-out home featuring a walk-out basement, a low maintenance yard, and ample living spaces. Many updates include a newer roof, hot water tank, and flooring. Watch our video, do a drive-by, have that pre-approval in place, and then get this cutie on your shortlist to see ASAP.