

**1707 5A Avenue N**  
**Lethbridge, Alberta**

**MLS # A2228009**



**\$214,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** fridge, stove, washer/dryer, backyard shed, garage door opener + remote (NOTE: all chattels as is/where is)

What a terrific real estate investment opportunity in Lethbridge, Alberta! If you have the vision to build value and style, the possibilities are endless here. This post-war 1949 bungalow offers a super practical floor plan. On the main floor: there are 2 bedrooms, a 4-piece bath, and a bright living room and kitchen. There is a deck off the living room and a side entry just past the kitchen. In the basement: there is one bedroom (window may not meet egress), a small family room, an open laundry area with sink, plus two small storage rooms. A newer roof and hot water tank will help the budget too! Now ... check out the backyard on this HUGE lot with single detached garage! Location? The beautifully mature, tree-lined street speaks for itself. Lots of redevelopment happening in Westminster subdivision. Call your agent and check out this opportunity ASAP!