

**1138 42 Avenue N  
Lethbridge, Alberta**

**MLS # A2229638**



**\$330,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Quad or More Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Level, Recta		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	Residetial
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Fridge stove washer dryer window coverings

Every mans dream is this 950 square foot house and a 28 foot by 30 foot 840 square foot shop. The house is a cute little 2 bedroom one bathroom ranch style house that has all the big ticket items replaced such as roof, furnace, central air, hot water. This corner lot boasts a lot of parking. The garage will make any car enthusiast happy with the 12 foot ceilings and a 2 post car hoist. call your favorite realtor today to book a viewing.