

**1505 6A Avenue N
Lethbridge, Alberta**

MLS # A2244060



\$363,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,375 sq.ft.	Age:	1945 (80 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas, None	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick	Zoning:	R-L (W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Dishwasher. Washer and dryer in the basement (white set)

This large 6 bedroom brick bungalow is ideal for the busy family. Most of the bedrooms are spacious with lots of built in storage. There is Main Floor laundry as well as additional laundry in the basement, making it Ideal for large family convenience or as an investment property. Located on a quiet street with a spacious front and back yard, separate basement entry and an older detached super single garage. Upgrades include; furnace, hot water tank, a new roof in 2020, new kitchen, paint and new flooring throughout the home. Bring your finishing ideas to make this home your own.