

**518 21 Street S**  
**Lethbridge, Alberta**

**MLS # A2255851**



**\$374,500**

<b>Division:</b>	Upper Eastside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Sheds

Location is key! This property is tucked behind Firestone Restaurant just off of Mayor Magrath Dr. S on a very nice treelined street. Close to all levels of schools, bus stops and shopping. The home is perfect for someone wanting extra help with the mortgage, looking to add to their portfolio or needing room for extended family as it has an illegal basement suite with separate entrance. The central air conditioner has not been used for four years and buyers will have to include it in an "as-is" condition. There is a fridge, stove, washer and dryer and all window coverings on the main floor and fridge, stove, washer, dryer and window coverings in the basement suite. A detached single garage is also on the lot and a nice sized backyard. Call your Realtor® today to come take a look.