

1708 2A Avenue N
Lethbridge, Alberta

MLS # A2257765



\$299,900

Division:	Westminster		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	659 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS, SHED

Living in a true family home means never having to sacrifice—and this one is no exception. This inviting half duplex is located on a quaint, child-friendly one-way street in North Lethbridge, the kind of street where mature trees line both sides and create a canopy overhead, and where lot sizes haven't been compromised. Built as an infill, this home offers the best of both worlds: a modern, open-concept layout combined with established landscaping, parks, and transit nearby. The main floor features a spacious living room that flows seamlessly into the dining area and family-sized kitchen—we dare you to try to use up all the counter and cabinet space it provides! BBQ nights are a breeze with the deck conveniently located just off the kitchen. This level also includes a handy 2-piece guest bathroom and much-needed storage space (a must have for anyone!). The thoughtfully designed lower level keeps all three bedrooms together, so parents are never out of reach. Each bedroom is generously sized, giving kids room to grow. A full 4-piece bathroom and a convenient laundry area (no more hauling laundry upstairs!) are also located on this level. And yes—the primary bedroom easily fits your bed! Parking is stress-free with the double rear parking pad. The recent updates throughout the home will be noticed the moment you step inside. Be sure to put this one on your list and book your showing today—before it's gone!