

114 Eagle Road N
Lethbridge, Alberta

MLS # A2259276



\$319,900

Division:	Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	838 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, RV Access/Parking, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Kitchen Fridge, Stove, Dishwasher, Hood fan (vented), Washer, Dryer, Window Coverings, Retractable Awning, Shed, Firepit and Existing Firewood (all inclusions as is)

Loveable bilevel awaiting your personal touch! Located in "the Birds" neighbourhood of Park Meadows this quaint home is situated on a nice deep lot with rear alley access, and has no neighbours behind you. Having 2 bedrooms up and 2 more down, a full bath up and another 2 piece bath down it has just the right amount of space. Some mechanical updates have already been done over the years including high efficiency furnace, A/C, and HW tank. Shingles were replaced around 2012 and still look pretty good too. A private and established back yard offers up the perfect palette for your outdoor living space creation, and great potential for a proper garage. Bring your paint brush, bring your elbow grease and start realizing the potential in THIS affordable package!