

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

MLS # A2264479



\$345,000

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

Floors: Laminate

Roof: Flat Torch Membrane

Basement: Finished, Full, Walk-Up To Grade

Exterior: Brick

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L(W)

Utilities: -

Inclusions: Dishwasher, Washer, Dryer (Appliances 'As is")

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 are Main Floor laundry hook-ups, as well as additional laundry hookups in the basement, making it Ideal for large family convenience or possible investment property. Located on a quiet street with a spacious front and back yard. There is a separate basement entry (unheated area), and an older detached super single garage. Upgrades include; furnace, hot water tank, a new roof in 2020, newer kitchen and newer flooring throughout the home. Bring your finishing ideas to make this home your own.