

**1646 St George Road N**  
**Lethbridge, Alberta**

**MLS # A2266530**



**\$339,900**

|                  |                                                |               |                   |
|------------------|------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | St Edwards                                     |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | Bungalow                                       |               |                   |
| <b>Size:</b>     | 932 sq.ft.                                     | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 4                                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Gravel Driveway, Off Street |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Standard Shaped Lot     |               |                   |

|                    |                                                                      |                   |      |
|--------------------|----------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Siding                                                  | <b>Zoning:</b>    | R-LZ |
| <b>Foundation:</b> | Poured Concrete                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, shed, central a/c.

Nicely updated starter or downsizing bungalow home with an actual good size yard out back and parking for up to 5 vehicles on property! Driveway parking for a couple vehicles and gravel pad parking for others. Side entrance to home. Nicely painted inside in modern grey colour. Living room features large windows to the rear that let in tons of natural light. Newer windows throughout! Kitchen is functional and features full appliance package. Dining room is adjacent with garden doors to patio out back. Main floor also features 3 bedrooms and a full bathroom with tub/shower combo. Basement is fully developed with large rec room space, a 4th bedroom with walk-in closet, a 3 piece bath with stand-up shower, a storage room that could be used as an office/gym, and a furnace/utility room with laundry. Home has conveniences of central a/c. Hot water tank is 2 years old. Asphalt roof shingles, furnace, a/c are approximately 10 years old. Move in and enjoy!