

2704 3 Avenue S
Lethbridge, Alberta

MLS # A2268276



\$370,000

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|------------------|---|---------------|-------------------|
| Division: | Henderson Lake | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 932 sq.ft. | Age: | 1952 (73 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached, Off Street, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot | | |

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|--------------------|---------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Concrete, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding , Stucco, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: Fridge, Stove, portable dishwasher, washer, dryer, all blinds and window coverings. Air conditioning

Great bungalow with original hardwood floors and a HUGE 122 x 50 lot! The sunny living room enjoys a large picture window and a trendy mock-fireplace. The separate dining room is perfect for hosting friends and family. 2 bedrooms on the main floor and 1 bedroom in the basement. Downstairs, you'll also find a spacious family room laundry room, and a beautifully renovated full bathroom with a tiled walk-in shower. Outside, the yard boasts a 8x8 wood shed, double garage, large concrete patio with natural gas hook-up. This home has updated air conditioning, electrical with a new panel box, a newer furnace and a waterproofing basement system to keep everything dry. Close to Henderson Lake - come see it today!