

**819 5 Street S**  
**Lethbridge, Alberta**

**MLS # A2273538**



**\$299,000**

<b>Division:</b>	London Road		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Garage Faces Rear, Off Street, Oversized, Parking Pad, Rear Drive, Single G		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L(L)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, washer, dryer

You have been waiting for this gem to come along! A rare find in this sought after area in downtown Lethbridge, ready for your sweat equity gain in future renovations. Huge yard with large side deck patio perfect for entertaining, an oversize rear detached garage plus extra parking, a huge fenced private back yard, all gated and fenced. The bungalow gives you two bedrooms on the main, a large Living room and a large eat in family kitchen, a 4 pce bath, all on main floor living. Down has partial rough finishing ready to upgrade and make it your own and even a flex room with 3rd bedroom potential. This home had an electrical panel upgrade to a permitted new panel with 100 amp service by the current owner, so plenty of room to add in your upgrades and even add a future hot tub on that great private deck. The area offers parks, playgrounds, easy access and a walking neighbourhood to all the downtown amenities. Quick possession possible so call your Realtor&copy; today, bring your imagination and fix-er-up-er tools, and get moved for the holidays!