



Anne French
Your REALTOR®
Love where you live.

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1407 4 Avenue S
Lethbridge, Alberta

MLS # A2289689



\$433,000

| | | | |
|------------------|-----------------------------------------------------------------------------|---------------|--------------------|
| Division: | Upper Eastside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,684 sq.ft. | Age: | 1909 (117 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, S | | |

| | | | |
|--------------------|----------------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Pantry | | |

Inclusions: Fridge, Stove, Dishwasher, AC, Central Vac, Ceiling fans (all as is)

BONUS: The seller is offering a \$2,000 gift card to Urbane Eight Boutique Garden Centre/Landscape Services—perfect for elevating your space inside and out. Use it toward houseplants, outdoor landscaping, shrubs, yard maintenance services, and a curated selection of home and garden goods. This unique and desirable neighborhood in Upper Eastside, is one of the more sought after in the city, within walking distance to coffee shops, restaurants, markets and more. Step in the front door and be taken back in time, when construction was solid, and character was abundant! This fabulous home on a corner lot, is generous in size with 3 bedrooms and 2 bathrooms. With one level living and over 1600 sq ft, it appeals to many lifestyles. The good sized living room and dining area make entertaining a breeze! Down the hall, you’ll find 3 bedrooms and a generous sized, beautifully renovated main bathroom. The primary bedroom also features an en-suite. You’ll love the abundance of counter space in the kitchen, and the over-size pantry. South facing windows bring plenty of sunshine throughout the day, adding to the airiness of this lovely character home. Step out the back door to a low maintenance yard and spacious patio area, perfect for soaking up the sunshine! A single detached garage completes the package. We invite you to call your Real Estate Professional and view this beautiful home today! Possession is negotiable, but can certainly be immediate.