

**1509 4 Avenue N
Lethbridge, Alberta**

MLS # A2290854



\$400,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	823 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Welcome to this beautifully updated bungalow offering a functional layout, modern upgrades, and plenty of space both inside and out. Situated on a spacious lot with ample parking, a single detached garage, and an additional work shed, this property is perfect for families, hobbyists, or anyone needing extra storage and workspace. The main floor features a bright and comfortable living room filled with natural light, creating an inviting space to relax or entertain. The kitchen offers warm wood cabinetry, generous counter space, and a cozy dining area, making it a practical and welcoming hub of the home. Upstairs you'll find two well-sized bedrooms and a full bathroom, ideal for family living. The fully finished basement expands the living space with a large recreation room perfect for movie nights or a games area, along with an additional bedroom and second bathroom, offering flexibility for guests, teenagers, or a home office. This home has been significantly updated throughout, including all the larger financial burdens home owners worry about. New windows, a new roof, and a furnace that is only five years old. This is a home that you actually can see pride of ownership. Step outside to enjoy the private, fully fenced backyard, complete with patio space for summer BBQs and plenty of room for kids, pets, or gardening; with it's own little basketball court set up as well. With thoughtful updates, a flexible layout, and exceptional parking and storage options, this home offers comfort, practicality, and great value.