

**1021 9 Avenue N  
Lethbridge, Alberta**

**MLS # A2306616**



**\$449,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,583 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Heated Garage, See Ren		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** All window coverings, fridge, stove, dishwasher, microwave, kitchen island, washer & dryer, garage door opener. Buyer will provide an accurate 2014 RPR and letter of Compliance.

Finally, an affordable home with an exceptionally flexible floor plan! With a total of 5 bedrooms and 3 baths spread out over 3 levels, you even have the option of having 1 or 2 main floor offices! The bright central kitchen features a movable island and is open onto the living and dining spaces. Upstairs are 2 big bedrooms including a master with a 2 piece ensuite. The lower level has a family room with fireplace and wet bar, bedroom, 3 piece bath, laundry, and lots of storage. The extra large attached garage is heated and plumbed with a sink and lots of built-in cabinets, plus an extra 13' x 10' storage room. There is a very nice covered concrete patio in the rear yard, a cinder block fence, and even a separate green house /storage shed. The home is comfortably heated and cooled with 2 furnaces and 2 air conditioners with separate zone controls. The shingles are only 3 years old, 1 furnace and 2 AC units have been replaced, and lots of fresh paint and newer flooring throughout makes this home move in ready! There's even underground sprinklers in the front yard. Be sure to see this one!