

**2018 21 Avenue N
Lethbridge, Alberta**

MLS # A2307391



\$449,500

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,133 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Attached Mirror and Shelf in Front Entry

A special home in a cul de sac location near schools, shopping, playgrounds. Pride of ownership is evident throughout this entire property from the lovely street appeal, into the home through to the backyard that has been so well cared for by the gardener in this family. The home is a 4 (2+2) bedroom, 2 bathroom bi-level with open concept living in the kitchen, dining and living room areas. The main level family room is just steps down from the dining area and has a cozy gas fireplace and access to the backyard that has a full 6 foot cinder block fence. The lower level has a great sized rec room, 2 bedrooms, 3 piece bath and utility area which also has the laundry facilities and a good storage area. There is a large super single garage (insulated and heated) in the backyard which is amazing with its' own large workshop and an attached storage area (8'5" x 10'8") large enough for all your gardening machines and/or your motorbike and/or a golf cart. It even has its own garage door! Please browse through the pictures and virtual tour and call the agent of your choice to view.