



Anne French
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1722 21 Street S
Lethbridge, Alberta

MLS # A2318525



\$393,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Built in oven, built in stove, dishwasher, washer, dryer, window coverings, garburator, garage door opener, shed. All inclusions as is where is.

A well taken care of bungalow in a great location on a quiet street close to all amenities. Features include, 1272 sq/ft, 4 bedrooms, 2 bathrooms, hardwood floors throughout most of the main floor, massive living room and family room, wheel chair accessible, single detached garage(14'2" x 24'), carport, Brick and metal fence and more. Some updates over the years are a furnace, AC, Living room window, fascia and soffits, a tar gravel roof about 15 years ago, garage overhead door and opener and most of the fencing. Additional bedrooms could be added very easily.