

41 Rutgers Crescent W Lethbridge, Alberta

MLS # A2328139



\$385,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,015 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, No Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-LB
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters		

Inclusions: FRIDGE X 2, STOVE X 2, DISHWASHER, WASHER X 2, DRYER X 2, SHED, LAWNMOWER, METAL ARCHWAYS IN YARD, GARDEN BOXES

Opportunity is knocking... will you answer? This solid west side home is currently set up with a 3 bedroom main floor suite and a 2 bedroom illegal basement suite (lower level bedroom window does not meet egress requirements), but it could easily be converted back to a single family home. Or leave the layout as it is and supplement your mortgage payment with the basement suite which was most recently rented for \$1400/month including utilities. The main floor bedrooms are good sizes with great closet spaces complete with organizers and the primary has its own 2 piece ensuite bathroom. The basement suite features a generous family room and a recently updated 3 piece bathroom plus its own laundry. This all sits on a large, private, fully fenced lot where you can enjoy time by the firepit chilling with friends, stargazing, gardening, hobbies in the shed or playtime with the dogs. Bring your vision and create a home that you can call yours!