

1239 41 Avenue N
Lethbridge, Alberta

MLS # A2336986



\$314,500

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,106 sq.ft.	Age:	1910 (116 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stove, washer, dryer, window coverings

Looking for an affordable home with plenty of space, a great yard and an awesome north-side location? Welcome to this well-kept home in Hardieville, just a few blocks from Legacy Regional Park! Inside, you'll find a bright, clean interior with neutral colours, comfortable living spaces and plenty of natural light. With a total of 4 bedrooms and 2 bathrooms, there's plenty of room for the whole family. Outside is where this property really stands out. There's plenty of off-street parking along with a large fenced yard featuring garden beds, mature trees, a firepit area and tons of room to make it your own. And the location is hard to beat! Legacy Regional Park is just a few blocks away, putting walking trails, playgrounds, the spray park, sports courts and recreation close to home. If you've been searching for a home that offers space, affordability and a great north Lethbridge location, this one deserves a look!