

1009 18 Street N
Lethbridge, Alberta

MLS # A2338699



\$360,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Boiler, Natural Gas
Floors:	Hardwood, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: 2 Garage Door Remotes, Garage Workbenches, Storage Shed

This well-maintained and nicely updated home delivers an exceptional living experience, featuring beautiful hardwood floors, a bright and inviting floor plan, and a stylishly remodelled bathroom. Offering incredible value at this price point, the property also includes an impressive, oversized 24 x 24 foot heated double garage located off the paved back lane, and a highly coveted, sheltered, East-facing backyard. The central, yet remarkably quiet neighbourhood is close to schools, parks, and public transit, and the neighbours are fantastic! This is a wonderful home in a superb location!!! Please note that the basement bedroom window does not currently meet egress requirements.