Anne French
Your REALTOR®
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2710 6A Avenue N
Lethbridge, Alberta

MLS # A2341853

$379,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	**Age:**	1963 (63 yrs old)
Beds:	4	**Baths:**	2
Garage:	Carport, Off Street, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Private, See Remarks, Stre		

Heating:	Boiler	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Open Floorplan, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Basement Fridge, All Window Coverings, 2 Sheds

Here is a fantastic opportunity to own a spacious bungalow on a huge lot, in a quiet North side cul-de-sac. This one owner home has an open floor plan with an extra large living room, kitchen with ample counterspace, formal dining area and two large main floor bedrooms. The master bedroom has a dressing room which could be converted back to a third bedroom. Featuring two bathrooms, a basement family room, two additional basement bedrooms, workshop and plenty of storage. Enjoy even heat distribution with the boiler system and upgraded windows, roof and tankless hot water system. The massive lot has a two sheds measuring 12.2 x 8.2 and 7.6 x 5.8. There's also RV parking options, a patio area, huge garden space and plenty of room for a future garage. This property could also be suited with it's side entrance. The front yard has a brick walkway, long driveway and carport. Close to schools & shopping, be sure to put this one on your list!

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