

**1108 43 Avenue N
Lethbridge, Alberta**

MLS # A2345454



\$495,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,208 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Off Street, RV Access/Parking, Trip		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Corner Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Veneer, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: All window coverings, fridge, stove, dishwasher, washer, dryer, 3 garage door openers and controls, sheds

This truly is a special property, featuring a lovely family home, beautiful park like grounds, and a massive 3 bay shop. The house itself is immaculate, with vaulted ceilings and a modern kitchen on the main floor, 3 spacious bedrooms and upgraded bath up, a 3rd level family room, office, 3 piece bath, and laundry, plus an abundance of storage. The yard is a massive 78 x 160 feet, offering mature landscaping, outdoor living areas, and additional off street and RV Parking. The shop is over 1200ft², fully insulated and drywalled, has a forced air furnace and even a 2 pc bath. This amazing property is now offered including all window coverings, fridge, stove, dishwasher, washer, dryer, and 3 garage door openers and controls. Yes, you can have it all!