

**1207 41 Avenue N  
Lethbridge, Alberta**

**MLS # A2347391**



**\$255,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Legacy Ridge / Hardieville                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 570 sq.ft.                                                                 | <b>Age:</b>   | 1953 (73 yrs old) |
| <b>Beds:</b>     | 1                                                                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Driveway, Garage Faces Rear, Heat    |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private, Rectangular Lo |               |                   |

|                    |                                                                                 |                   |     |
|--------------------|---------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Crawl Space                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco                                                                          | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s), Vinyl Windows |                   |     |

**Inclusions:** EVERYTHING IS AS IS WHERE IS

DEVELOPERS, FIRST-TIME BUYERS & INVESTORS &mdash; THIS ONE IS FOR YOU! Fantastic opportunity in Hardieville! Situated on a 120' x 50' lot, this property features a 24' x 24' detached, insulated and heated garage &mdash; a rare find at this price point. The garage offers 220V power, a dust-management system and all necessary permits pulled, making it an incredible space for a hobbyist, tradesperson, car enthusiast or year-round workshop. There is also additional off-street parking and room for an RV. The possibilities are endless: live in it, renovate it, use it as a revenue property, or start fresh and build your dream home. This is an opportunity to create something that works for you while taking advantage of the lot, garage and parking. Recent updates include the house roof 2 years ago, garage and 8' x 12' shed roofs 4 years ago, plus a newer washer, dryer, hot water tank, toilet, stove and some windows. Located in the quiet community of Hardieville, this is a property with value, flexibility and serious potential. Make it your first home. Make it an investment. Make it your own. It all starts with a call to your favourite REALTOR®.