Anne French
Your REALTOR®
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186 Oxford Road W
Lethbridge, Alberta

MLS # A2351465

$390,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,029 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	4	**Baths:**	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: free-standing fans

Welcome to this family oriented West Lethbridge home with numerous updates and brand new windows and front door on their way! This home features large living rooms on both the upper and lower levels, an updated kitchen with stainless steel appliances and new cabinet doors, and both the main and ensuite bathrooms have received complete makeovers from top to bottom! The upper level of this home also has new plank flooring and paint in all of the main living areas, and will have all new windows and a new front door professionally installed prior to possession day - with a 25 year transferable warranty! The rear deck has been recently rebuilt, and has stairs leading down to the large backyard space complete with shed and firepit area. With 2 more well appointed bedrooms, another full bathroom and a rear walk-up entry in the lower level this home is fresh, spacious, and ready for it's new owners!

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