Anne French
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830 9 Street N
Lethbridge, Alberta

MLS # A2351776

$378,800

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	**Age:**	1960 (66 yrs old)
Beds:	4	**Baths:**	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Great bungalow located in a quiet Northside neighbourhood. Convenient location close to all amenities yet tucked away on a low-traffic side street. This home has had all the updates. Great revenue potential or wonderful first time home. 2 bedrooms on the main floor with durable, yet stylish vinyl plank flooring throughout. New kitchen with timeless white cabinetry and grey quartz counters. High end stainless appliance package with dishwasher. Beautifully renovated bathroom. Off street parking front and back. Downstairs you'll find 2 more bedrooms in the illegal suite along with another stunning kitchen that is as nice as you'll ever find in a basement. This kitchen features a dishwasher as well. The lower level has loads of natural light and again features a durable vinyl plank floor. Also, once again, this lower level bathroom has been renovated. You wont find a nicer bungalow with income potential in this price range. Other extras include central air conditioning, large maintenance free deck in the front, and a huge fenced back yard

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