

1049 25 Street S
Lethbridge, Alberta

MLS # A2173121



\$434,900

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|------------------|--|---------------|-------------------|
| Division: | Victoria Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,310 sq.ft. | Age: | 1960 (64 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Carport, Single Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Lawn, Landscaped, Street Lighting, Private | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Recessed Lighting, Vinyl Windows | | |

Inclusions: Fridge x2, stove x2, dishwasher x2, OTR microwave, washer x2, dryer x2, A/C, garage door opener with remote(s), fireplace in basement, tv mount in basement.

This bungalow is centrally located on the Southside, near schools, restaurants, and the Chinook Regional Hospital. Upstairs features a spacious living room, kitchen, and dining area filled with natural light. The kitchen has access to the landscaped backyard, where you can enjoy the private back deck. Upstairs, you will also find a total of three bedrooms and two bathrooms. The primary bedroom features a three-piece ensuite, and a walk-in closet and the main floor laundry. The basement features a newly renovated illegal suite with two bedrooms, an open-concept kitchen/dining area, a family room, a four-piece bath, a full laundry room and lots of additional storage. The detached garage provides space to park a vehicle inside with an extra carport beside, keeping the frost and snow off a second vehicle. This house is a must-see if you want a great investment property or a comfortable home with earning potential.