

**51 Trent Road W**  
**Lethbridge, Alberta**

**MLS # A2181529**



**\$374,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Off St		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Pantry, Separate Entrance		

**Inclusions:** A/C (as is ) window coverings-blinds, rake, shovels, hoses

Nestled in a well-maintained neighbourhood, this charming house features a thoughtfully designed layout ideal for an investor or couple looking to get into the real estate market. The main level boasts an inviting bright atmosphere with the kitchen adjacent to the living room including walk in pantry with additional storage and a private side deck. With three spacious bedrooms and a full bathroom that includes a double vanity, providing convenience for busy mornings and its own in suite laundry. Downstairs, the illegal basement suite offers additional flexibility with two bedrooms, good sized kitchen with its own laundry room, making it an excellent space for an in-laws suite or an additional income source. The property includes a double detached garage with alley access, ensuring ample parking and storage options. A single driveway at the front adds to the home's convenience, enhancing its curb appeal. The roof is only 2 years old with plenty of life left. Overall, this meticulously cared-for house is a perfect blend of comfort and functionality.