

**1308 Huron Place S**  
**Lethbridge, Alberta**

**MLS # A2183308**



**\$449,900**

<b>Division:</b>	Redwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Pantry, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** OTR Microwave, Fridge, Stove, Dishwasher, A/C, Garage Door Opener and 2 Remotes, Water Softener, Washer, Dryer, All Window Coverings, Shed, Central Vac and Attachments

This spacious bungalow, encompassing over 1,700 square feet, is situated on a tranquil cul-de-sac and features a double attached heated garage. The main floor boasts new vinyl plank flooring, several updated windows, and has been freshly painted. The kitchen is well-appointed with ample cabinetry, newer stainless steel appliances, and elegant granite countertops, complemented by new light fixtures. Don't forget about the massive living space with gas fireplace and tons of room for entertaining. The main floor also has three bedrooms including an expansive primary bedroom that offers abundant closet space, including an additional walk-in closet. The basement provides generous space, featuring a den that can serve as a bedroom, along with plenty of storage options throughout the home plus a spacious family room with a wet bar. Additional highlights include a newer furnace, on-demand hot water system, water softener and a new air conditioning unit. Conveniently located near an elementary school and just minutes from Henderson Lake, this property offers central access to major shopping centers and restaurants.