

**1803 5A Avenue N**  
**Lethbridge, Alberta**

**MLS # A2262050**



**\$199,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	684 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wood Windows		

**Inclusions:** NA

This is how you get into home ownership, great first home or rental with lot's of value and potential to improve. This 2 bedroom 1 full bathroom home is in great shape, sits on a large corner lot with future development potential. Mechanically the furnace has been upgraded and the hot water tank is newer as well, with an upgraded electrical panel. With 20% down this property will have a mortgage payment of around \$850/month so the rent will easily create a profit right away, great way to start. Call and book a showing with your real estate professional today.