

RENO'D FAMILY HOME

21



806 18th St N
Lethbridge, AB T1H 3H2
MLS®A1169960



Mark Kozak
SALES REPRESENTATIVE
(403) 795-7653



\$269,000

Don't miss out on this extensively renovated 1,182 sq ft bungalow nestled near Galbriath Elementary School in north Lethbridge. With 6 bedrooms, 2.5 bathrooms, a fully developed basement, and a Kitchen with lots of counter space it's got a little of everything you need. The yard is a 50 ft lot that is fully fenced and has a double parking pad in the front. Contact Mark Kozak of Century 21 today for your chance to view and own this family home!

FEATURES	Bedrooms:	6
	Bathrooms:	2.5
	Size:	1,182 Sq Ft
	Lot Size:	50 x 106

Call me to view the home, or book an appointment:
<https://century21lethbridge.ca/806-18th-st-n>

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CENTURY 21 FOOTHILLS SOUTH
REAL ESTATE
323 8th ST South
Lethbridge, AB T1j2J5

CENTURY 21.
Foothills South Ltd.



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Class:	Detached	Ttl Beds:	6	Zoning:	R-L(W)	Tax Amt/Yr:	\$1,972.00/2021
County:	Lethbridge	F/H Bth:	2/1	Title to Lnd:	Fee Simple	Loc Imp Amt:	
Type:	House	LP/SF:	\$227.58	Disclosures:	No Disclosure	Front Exp:	E
Levels:	One	Suite:	No	Restrict:	None Known		
Year Built:	1894						
LINC#:	0017272642	Lot Size:	5296 SqFt				
Arch Style:	Bungalow	Lot Depth:	32.31 M 106'				
Possession:	30 Days / Neg	Legal Desc:	PLAN 2930AL LOTS 3 AND 4				
Lot Dim:		Legal Pln:	2930AL Blk: 0 Lot: 3,4				
Front Length:	15.24M 50`0"						

Baths:	2P	3P	4P	5P	6P	Main:	110	Mtr2	1,182	SqFt
EnSt Bth:	1	1	1	0	0	Bed Abv:	2	Mtr2	0	SqFt
	0	0	0	0	0	Rms Abv:	5	Mtr2	1,063	SqFt
						Blw Grade:	99	Mtr2	1,182.00	SqFt
						Total AG:	109.81	Mtr2		SqFt

Property Information

Basement:	Finished, Full	Lndry Feat:	In Basement, Laundry Room, Lower Level
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Vinyl Siding, Wood Frame	Fireplaces:	0
Foundation:	Wood	Flooring:	Carpet, Vinyl
Exterior Feat:	Fire Pit, Playground, Private Yard	Fencing:	Fenced
Roof Type:	Flat Torch Membrane, Asphalt Shingle	Balcony:	Deck, Porch
Reports:	RMS Supplements, RPR with Compliance		
Parking:	Concrete Driveway, Off Street, Parking Pad Total: 2		
Features:	Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		
Comm Feature:	Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby		
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		
Goods Include:	Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Shed (as is), Play structure, window coverings, fire pit, old alarm hardware (as is)		
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings		
Other Equip:	Other		
Goods Exclude:	N/A		
Utilities:	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected		
Electric:	100 Amp Service		

Rooms Information

<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Type</u>	<u>Level</u>	<u>Dimensions</u>
Living	Main	12`3" x 26`0"	Kitchen	Main	12`4" x 13`8"
Nook	Main	11`6" x 16`9"	Dining	Main	9`4" x 10`3"
Bedrm	Main	10`0" x 10`5"	4pc Bathroom	Main	7`11" x 6`7"
Primary Bed	Main	10`0" x 13`11"	Bedrm	BSMT	9`1" x 11`5"
Bedrm	BSMT	9`0" x 10`10"	Bedrm	BSMT	10`0" x 8`7"
Bedrm	BSMT	9`0" x 11`8"	3pc Bathroom	BSMT	8`8" x 4`1"
Family	BSMT	19`4" x 13`0"	Laundry	BSMT	7`5" x 5`11"
2pc Bathroom	BSMT	4`10" x 4`4"	Storage	BSMT	6`10" x 8`7"
Frn/Util	BSMT	3`1" x 6`1"			

