

**2004 Palm Road S  
Lethbridge, Alberta****MLS # A2252527****\$334,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Redwood                            |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bi-Level                           |               |                   |
| <b>Size:</b>     | 920 sq.ft.                         | <b>Age:</b>   | 1972 (53 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard                          |               |                   |

|                    |                  |
|--------------------|------------------|
| <b>Heating:</b>    | Forced Air       |
| <b>Floors:</b>     | Carpet, Laminate |
| <b>Roof:</b>       | Asphalt Shingle  |
| <b>Basement:</b>   | Full, Suite      |
| <b>Exterior:</b>   | Vinyl Siding     |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | See Remarks      |

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

**Inclusions:** N/A

This 2 bedroom South side home has a 2 bedroom illegal basement suite. The 28' x 25' garage is heated and has 220. This is great for a first time home buyer or for revenue.