



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

721 16 Street S
Lethbridge, Alberta

MLS # A2216184



\$435,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: basement fridge, stove

Victoria Park opportunity, raised bungalow, hardwood floors, cove ceilings, glass French doors separate the living room (currently stored in the garage). The suite has 2 separate entrances, large windows, very spacious. Invest, or make it your primary residence, suited basement pre-existed prior to 2007, therefore making it a legal suite is not complicated, this is an "equity builder" most definitely!