



GRASSROOTS
REALTY GROUP

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1519 16 Avenue S
Lethbridge, Alberta

MLS # A2221771



\$399,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Agnes Davidson | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,380 sq.ft. | Age: | 1963 (62 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | RV Access/Parking, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate, Linoleum, Tile

Roof: Tar/Gravel

Basement: Finished, Full, Suite

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: 2 x Fridge, 2 Stove, Hood Fan, Dishwasher, Washer, Dryer, Some Window Coverings, Garage Door Opener & Remote

Welcome to 1519 16 Avenue S in the heart of Lethbridge's sought-after south side! This fantastic property, currently serving as a revenue-generating gem, boasts a prime location and ample space for comfortable living. Treat it as a single family home or illegally suited home… your choice. Upon entering, you'll be greeted by a spacious living room bathed in natural light from their large south facing windows. To the right, the kitchen and dining area are a welcoming space for family meals. With three bedrooms conveniently located on the main floor, along with a 4-piece bathroom and another living room this level offers both functionality and warmth. The main floor laundry hook-up are located in this room on the wall on the opposite side of where the stove is. Downstairs, you'll find even more to love with newer flooring. The kitchen/laundry room offers practicality, with an additional bedroom and large den/office (previously listings called this a bedroom) provides ample space for family members or guests. The highlight of the lower level is undoubtedly the expansive family room, complete with a cosy gas fireplace, perfect for relaxing evenings or entertaining friends. Plus, a breeze-way to hang out between the home and the super single garage. There is ample parking with the double wide driveway in the front of the home and the garage and room behind the garage as well it has an RV parking pad on the west side of the garage. Located in a prime location, this home boasts proximity to parks, playgrounds, schools, and shopping options, ensuring that all your needs are met with ease. Whether you're seeking an investment property or a place to call home, 1519 16 Avenue S offers the perfect blend of convenience and comfort. Be sure to check out the video tour in the links or on YouTube by searching for the home address. You will want to view this ASAP. This

home is illegally suited with a separate entrance to the downstairs but the current tenants have leased both suites.