



GRASSROOTS
REALTY GROUP

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2518 15 Avenue S
Lethbridge, Alberta

MLS # A2224271



\$389,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Carport, Covered, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Laminate Counters, No Smoking Home, Storage		

Inclusions: None

Welcome to this beautifully maintained 4-bedroom, 2-bathroom bungalow nestled in the sought-after Agnes Davidson neighborhood. Boasting 1,254 sq ft on the main level, this home offers a perfect blend of comfort and functionality. The main floor features 2 spacious bedrooms and a full bathroom, complemented by a fully developed basement suite (Illegal) with a separate entrance, housing an additional 2 bedrooms and 1 bathroom. This setup is ideal for extended family living or potential rental income. Enjoy the convenience of a detached single garage, carport, and ample room on front driveway to park RV or 2 cars side by side. The property sits on a generous 5,980 sq ft lot, offering a low-maintenance, landscaped yard perfect for outdoor gatherings. Located close to schools, shopping centers, and major roadways like Mayor Magrath Drive, this home is a must-see for investors and first-time buyers alike.