



GRASSROOTS
REALTY GROUP

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502 15 Street S
Lethbridge, Alberta

MLS # A2224484



\$464,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,069 sq.ft.	Age:	1947 (78 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Wet Bar		

Inclusions: Basement - fridge, stove, dishwasher, microwave hood fan, washer, dryer

Welcome to Your Unique Southside Home! Situated in a charming tree-lined street in South Lethbridge, this beautifully designed home offers a perfect blend of functionality and style. Whether you're looking for a REVENUE property or additional space for extended family, this residence has it all! This one-of-a-kind home features two distinct "illegal suites, providing ample living options. Upon entering, you'll find a cozy room to use as a den or a additional family room and a lovely bathroom. Just a few stairs up, you'll discover a suite that boasts two bedrooms, one featuring a gorgeous walk-in closet and convenient laundry facilities. The large bathroom and spacious living area offer comfortable living. Additionally on this level is a large kitchen with granite counters and a granite sink. Great access to a large deck for barbecuing and outdoor relaxation. Venturing downstairs, you'll find the lower-level suite, which includes two bedrooms, a full bathroom, and a nice family room, along with a dedicated storage and laundry/mechanical room area for added convenience. Additionally, the property includes a double detached garage, providing plenty of parking and storage options. This home is truly a versatile gem in a desirable location, making it perfect for investors or families seeking space and comfort. With just a little TLC this house would make a perfect home for you and extended family. Don't miss out on this incredible opportunity! Call your REALTOR® today for a showing.