



**GRASSROOTS**  
REALTY GROUP

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

**1519 16 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2227535**



**\$399,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

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

1519 16 Avenue S in the heart of Lethbridge's sought-after south side! This fantastic property boasts a prime central location and ample space for comfortable living. 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 with main floor laundry hook-ups. Downstairs, you'll find even more to love with newer flooring. The summer 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. This home has a summer kitchen and can be utilised as an illegally suited with a separate entrance to the downstairs. Treat it as a single family home or illegally suited home&hellip; your choice. Be sure to check out the video tour in the links or on YouTube by searching for the home address.

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