



GRASSROOTS
REALTY GROUP

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**1506 15 Street North
Lethbridge, Alberta**

MLS # A2227992



\$445,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Carport, Concrete Driveway, Covered, Multiple Driveways, Parking Pad, Single Car		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance		

Inclusions: Refrigerator (2) Stove (2) Range Hood (2) Washer/ Dryer, Curtain Rods

Spacious & Updated 5-Bedroom Home with Suite Setup & New Roof Included! This well-cared-for North Lethbridge home offers space, flexibility, and income potential, perfect for families, extended living, or rental use. Over the past three years, the home has undergone thoughtful cosmetic upgrades to both levels, combining comfort with opportunity. The main floor features 3 bedrooms, a fully renovated bathroom, and stylish updates throughout, including new flooring, trims, doors, and modern lighting. The primary bedroom has a 2 pc ensuite for added convenience. Downstairs, you'll find a suite-style setup (non-legal) with 2 bedrooms, a second kitchen, an updated living area, and a 3-piece bathroom—ideal for guests, older kids, or potential rental income. The stove, washer, and dryer were purchased just a year ago, adding even more value and reliability to this move-in-ready property. Enjoy a large backyard, single garage, and covered parking pad for added practicality. And for long-term peace of mind, a brand new roof will be installed before possession. Located near parks, schools, shopping, and transit, this home also offers room to add your own touches and build equity over time.