



GRASSROOTS
REALTY GROUP

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534 16 Street N
Lethbridge, Alberta

MLS # A2237920



\$350,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1949 (76 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Rect		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: fridge (2), stove (2), washer, dryer, dishwasher, window coverings, upstairs microwave, 2 sheds.

Welcome to 534 16 Street N, a fantastic investment opportunity or ideal first home in Lethbridge's mature and accessible Westminster neighbourhood. This well-maintained property features a suited layout with 5 bedrooms and 2 full bathrooms, offering a great setup for multi-generational living, an investment property, or an owner looking for flexible options. Inside, the main level boasts a bright living area, open kitchen, and 3 spacious bedrooms with updated finishes. The illegal basement suite includes 2 bedrooms, a full kitchen, and a private living space—perfect for tenants or extended family. Shared laundry adds convenience without sacrificing privacy. Situated on a generously sized lot, the home also includes a double detached garage and ample yard space for outdoor enjoyment. Recent updates including flooring and paint, make this property move-in ready with room to personalize. Located close to schools, parks, public transit, and downtown amenities, this property offers unbeatable value in a growing area. Whether you're an investor looking for a revenue property or a homeowner seeking affordability and flexibility, 534 16 Street N is a must-see! Book your showing with your favourite REALTOR® today!