



**GRASSROOTS**  
REALTY GROUP

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**645 16 Street N**  
**Lethbridge, Alberta**

**MLS # A2239411**



**\$235,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	1905 (120 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Tucked away on a charming, tree-lined street, this cozy north-side one-bedroom home is full of warmth and character. With a double lot, there's plenty of room to enjoy the outdoors, whether for gardening, relaxing, or future projects like a garage. Thoughtful updates inside and out make this home move-in ready, while the second-level loft adds extra space for a home office, den, or storage. It's the kind of place that just feels like home. Take a drive by, soak in its inviting curb appeal, and step inside to see how comfortable and welcoming it truly is!