508 16 Street N
Lethbridge, Alberta

MLS # A2244025

$250,000

Division:	Westminster
Type:	Residential/House
Style:	Bungalow

Size:	764 sq.ft.	**Age:**	1948 (77 yrs old)
Beds:	4	**Baths:**	1

Garage:	Alley Access, Off Street, Side By Side, Unpaved
Lot Size:	0.18 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, See Remarks

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Laminate		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full, Partially Finished		**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame		**Zoning:**	R-L(W)P
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Storage			

Inclusions: Fridge, Stove, Washer, Dryer- all appliances as is, where is. Fire Pit, 4 moveable sheds-as is, where is. 3 Garden boxes- as is, where is. Fountain/Statue in yard.

Lovingly cared for over the years, this charming home is the perfect blend of comfort, space, and potential with 2 bedrooms on the main floor and 2 more downstairs. The basement is partially finished and functional, featuring a large concrete rec room/utility area, generous under the stairs storage, and two cozy, finished carpeted bedrooms. Step outside to discover the true highlight! An expansive 63' x 125' lot, with most of the space dedicated to the peaceful backyard. Whether you're dreaming of summer barbecues, a lush garden, or simply room to unwind, this yard has it all: raised garden boxes for your dream garden, 4 handy storage sheds, and a majestic Elderwood tree offering shade and charm. With thoughtful updates over the years you will have a peace of mind and comfort. Located just a short walk from Westminster School & Pool, No Frills, and all the vibrant amenities along 13 Street, you'll also enjoy easy access to major routes and the highway making everyday life that much more convenient. Whether you're starting out, settling down, or looking for a great investment, this inviting, move-in-ready home is waiting for its next chapter. Come see the potential and feel the care that’s gone into every corner.