



GRASSROOTS
REALTY GROUP

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

418 15 Street S
Lethbridge, Alberta

MLS # A2244248



\$495,000

Division:	Upper Eastside		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,822 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Blinds, ceiling fans, garden shed, garage door opener

Built in 1910, this charming residence is conveniently located in the Upper Eastside of the city; a desirable neighbourhood known for unique character homes and tree lined streets that bring you right to your door. Pride of ownership is evident immediately and continues all the way through the home and yard. An East / West exposure and large windows flood the home with sunshine throughout the day. Interior highlights include spacious rooms, rich hardwood flooring, granite counter tops, Butcher's block island with breakfast bar, a main-floor office / den, refurbished bathrooms, as well as a convenient, oversized laundry room adjacent to the kitchen offering additional supply or pantry space. The lower level provides even more room to stretch out and relax in with a huge 26' x 13' family room, a workshop, and even more storage. Step outside to enjoy a 2-tiered deck with a natural gas line for your BBQ as well as a covered patio for private and relaxing outdoor living. All with a great vantage point to a beautifully landscaped back yard and elevated garden boxes. In addition, there is plenty of front parking space as well as a rear detached garage. Notable updates over the years include window cladding, heating, and A/C, electrical, plumbing, and shingles. Neighbourhood highlights include schools, shopping, Chinook regional hospital, restaurants and most all the conveniences you could ask for within a short distance. Call a Real Estate Professional today to book a viewing!