



GRASSROOTS
REALTY GROUP

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

325 15 Street N
Lethbridge, Alberta

MLS # A2245458



\$300,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	927 sq.ft.	Age:	1909 (116 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote

This well-maintained 2-bedroom, 1-bathroom home on Lethbridge's north side offers fantastic curb appeal, a warm, functional layout, and new windows! Inside, you'll find a spacious living room, dedicated dining area, and a well-equipped kitchen with stainless steel appliances and newer cabinetry! The home features main floor laundry and two generously sized bedrooms, making it perfect for small families or tenants. The partial basement offers great storage or potential for future development to suit your needs. Step outside to a large backyard with back alley access, leading to a massive detached heated shop—a dream space for car enthusiasts, hobbyists, or those needing extra storage. The shop includes a mechanic's pit, and two garage doors - one facing the back alley and another facing the street. A large swing gate at the front of the house provides drive-through access for vehicles, creates excellent RV or trailer parking on the side of the home. Located close to schools, parks, and other fantastic amenities, this property is not only move-in ready but also holds fantastic potential as a starter home or revenue property. Don't miss this rare find—homes with shops like this don't come up often! Call your favourite REALTOR and book your showing today!