



**GRASSROOTS**  
REALTY GROUP

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**515 16 Street S**  
**Lethbridge, Alberta**

**MLS # A2251620**



**\$409,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** A/C, garage door opener + 2 remotes, corner cabinet in garage, picnic table, U/G sprinklers (as is/where is). Main floor: fridge, stove, dishwasher, window coverings incl. curtains & hardware, microwave, microwave cart. Basement: fridge, stove, washer/dryer, microwave, blinds

Here's an incredible opportunity to get into our hot Lethbridge market—affordably! This bungalow is illegally suited, well maintained, and offers a super functional floor plan with some charming, mid-century styling. On the main floor is a huge, bright living room, 2 large bedrooms, a 4-piece bath, and an adorable dining room off the kitchen. Downstairs you'll find a massive family room, 2 more right-sized bedrooms (may not meet egress), a 3-piece bath, and kitchen just off the basement entry. Outside there is lane access to your double detached garage + covered patio. There are two extra parking spots in front of the garage as well as a front driveway. Check out the rest of the neighbourhood while you're here. Lots of gentrification happening! Don't wait. Call your favourite agent right away and come take a look!