



**GRASSROOTS**  
REALTY GROUP

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**1616 15 Avenue N  
Lethbridge, Alberta**

**MLS # A2254260**



**\$400,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Covered, Driveway, Front Drive		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* Discover this beautifully maintained, fully finished detached home, ideally situated in Lethbridge with an exceptional location for families. This sophisticated residence offers three bedrooms and two full bathrooms, all across a thoughtfully designed floor plan. The home benefits from recent renovations and has been meticulously cared for. It is perfectly positioned on a large corner lot, providing extensive outdoor space and abundant parking. The property also includes a convenient carport. The fully finished basement significantly expands the living space, offering versatile room for a family room, gym, or recreation area. Enjoy an unbeatable location directly across the street from Winston Churchill High School and just a short walk to all other local schools, making it ideal for a walk-to-school lifestyle. With updated stainless steel appliances, this home is move-in ready and offers a perfect blend of comfort and convenience.