



GRASSROOTS
REALTY GROUP

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

727 15 Street S
Lethbridge, Alberta

MLS # A2255494



\$304,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	704 sq.ft.	Age:	1943 (82 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Solar Tube(s)		

Inclusions: Solar Panels, window coverings, fridge in basement.

Great little revenue property or first-time home! This charming property features a 2-bedroom main floor plus a 1-bedroom illegal basement suite, making it perfect for investors or those looking to offset their mortgage. Updates over the years include windows, flooring, weeping tile, roof, and even solar panels for added efficiency. A shared laundry area provides convenience for both levels, and the single-car garage adds extra value for parking or storage.