



GRASSROOTS
REALTY GROUP

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2015 16 Avenue S
Lethbridge, Alberta

MLS # A2257078



\$450,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.14 Acre		
Lot Feat:	Standard Shaped Lot		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl Plank

Roof: Tar/Gravel

Basement: Finished, Full

Exterior: Brick, Stucco, Wood Siding

Foundation: Poured Concrete

Features: Built-in Features, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: two fridges, two stoves, one dishwasher, one washer, one dryer, window coverings, Built in microwave and vent hood combo. Bbq stays, Raised garden bed/ planter 6'x3' (3' off the ground), picnic table and benches, cat5e connections in living room and green room

This beautifully updated south side Lethbridge home offers incredible value and versatility with 3 bedrooms upstairs and 2 more in the fully developed basement, making it ideal for families, first-time homebuyers, or savvy investors!! The basement features a non-approved suite, providing the potential for rental income or the option to convert the entire home into a full rental property! Upstairs, enjoy stylish renovations including a new kitchen, a striking feature wall in the living room, updated flooring, fresh paint, and a new backsplash and stainless steel appliances! Downstairs there is a beautifully renovated basement bathroom, a large family room, and two spacious bedrooms! The home also includes central air conditioning for year-round comfort. Outside, you'll find a fully fenced backyard with a grass area perfect for pets or kids, a carport, and tons of off-street parking accessed via the back alley. Located in a convenient area close to the college, this property is bursting with potential—opportunities truly abound here! Whether you're looking to invest or settle into your first home, this one won't last long. Contact your REALTOR® and book your showing today!