



GRASSROOTS
REALTY GROUP

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**1910 16 Avenue S
Lethbridge, Alberta**

MLS # A2259005



\$359,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: 2 FRIDGES, 2 STOVES, DISHWASHER, WASHER AND DRYER , GARAGE DOOR OPENER

"ILLEGAL 2 BEDROOM SUITE... DOUBLE CAR GARAGE...Welcome to this well-maintained bungalow located on Lethbridge's desirable south side. Abundant natural light, this home offers comfort and functionality. Featuring an open concept floor plan showing off a newer gleaming white kitchen and appliances with island/ breakfast bar. The property includes a non-conforming basement suite, ideal for extended family or additional living space. Loads of upgrades include newer roof, 100 Amp electrical panel, and windows, Outside, enjoy a detached double car garage 24x 24 ft. , tons off parking and a spacious yard perfect for relaxing or entertaining. Shopping, bus stops, schools and parks all near by!!!