

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

225 15 Street N Lethbridge, Alberta

MLS # A2260073



\$244,900

Division: Westminster Residential/House Type: Style: Bungalow Size: 710 sq.ft. Age: 1940 (85 yrs old) **Beds:** Baths: Garage: Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Rear, Gra Lot Size: 0.11 Acre Lot Feat: Back Lane, Back Yard, Landscaped, Rectangular Lot

Heating:	Forced Air, Natural Gas	Water:	
Floors:	Carpet, Linoleum	Sewer: -	
Roof:	Asphalt Shingle	Condo Fee: -	
Basement:	Partial	LLD: -	
Exterior:	Metal Siding , Mixed, Vinyl Siding, Wood Frame	Zoning: R-L(W)	
Foundation:	Perimeter Wall, Brick/Mortar, Poured Concrete	Utilities: -	

Features: Sump Pump(s), Wood Windows

Inclusions: N/A

Attention Investors, Empty Nesters & First-Time Buyers! Why rent when you can own this SOLID 2-bedroom, 1-bath home in a convenient northside location? With just a little minor cosmetic updating, this property offers incredible potential as an affordable starter home, downsizer or a smart addition to your rental portfolio. Enjoy peace of mind with major upgrades already completed: low-maintenance siding, updated electrical panel, newer mechanical systems, Central A/C and newer shingles. Energy efficiency has also been maximized with redone exterior walls (insulation, vapor barrier, drywall), R40 blown-in attic insulation, and Downstairs is a dry, tidy concrete basement with laundry area, including spray foamed basement walls. Outside, you'll find a fully fenced and landscaped yard, a detached single garage (14' x 20') with paved alley access, plus an additional RV parking pad. With big-ticket items already taken care of, this home is a solid, worry-free investment—easy to show and ready for your personal touch! Own this home with 5% down for \$1464.00/month with 5% down- 25 year amort - based on a 3 yr. fixed rate term @ 3.94% P.I.T.