



GRASSROOTS
REALTY GROUP

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225 15 Street N
Lethbridge, Alberta

MLS # A2260073



\$254,500

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	710 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Rear, Gr		
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:	Finished, 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 spray foam on the 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!