



GRASSROOTS
REALTY GROUP

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

**1415 16 Avenue S
Lethbridge, Alberta**

MLS # A2260231



\$399,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,388 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Microwave Hood Fan (AS IS), Piano, Wood Cabinet in Basement, Shed

This south side bungalow is ready for a new owner! Professionally cleaned and move-in ready, the home features generous-sized bedrooms, and big bright windows on the main floor. One of the standout features of this property is the separate side entrance that leads directly into the basement. Downstairs, you'll find an office, plenty of storage, and a built-in bar area—making it easy to customize the space to suit your needs. Whether you want to set up a basement suite for rental income, create a home office, or renovate for a future flip, this home gives you the flexibility to make it your own. The location is another big highlight. Situated just 5 minutes from both The Lethbridge College and The Chinook Regional Hospital, this property is in a prime spot for students, medical staff, or anyone who wants quick access to schools, work, and all the amenities the south side has to offer. Whether you're planning to move in and enjoy it as it is, rent it out as an income property, or take on a renovation project with great upside, this bungalow is packed with potential and ready for its next chapter. Contact your REALTOR® today to book a showing.