



GRASSROOTS
REALTY GROUP

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**1616 15 Avenue N
Lethbridge, Alberta**

MLS # A2260403



\$365,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,141 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: NA

This move-in ready home offers a family-friendly layout with 3 bedrooms and a 4-piece bathroom all together on the upper level. The main floor features a spacious living room, dining area, and kitchen, creating a functional hub for daily living. On the third level, you'll find another family room, a 3-piece bathroom, laundry, and the 4th bedroom — perfect for guests, teens, or extra living space. With plenty of storage throughout, the home is practical and versatile. Recent updates include fresh paint, a roof replaced in 2016, and almost all windows upgraded (only a few remain original). The property is fully fenced and includes a carport with a mudroom/porch area, plus a backyard with room to enjoy. Located right across the street from Winston Churchill High School, this home also offers easy access to a nearby mini mall with entertainment and dining, a pool, and both elementary and junior high schools — a location and layout that works well for families, busy professionals, or first-time buyers alike.