



GRASSROOTS
REALTY GROUP

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530 16 Street S
Lethbridge, Alberta

MLS # A2268308



\$549,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,993 sq.ft.	Age:	1951 (74 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home		

Inclusions: Fridge, stove, D/W, washer, dryer, OTR hood fan, garburator, U/G sprinklers, A/C, garage remotes (x3), deep freeze, safe, blinds throughout, curtain rods, tree house

Hey YQL — do we ever have a treat for you! This beautifully restored and remodelled character home perfectly blends timeless charm with modern comfort. Nestled in a mature, tree-lined neighbourhood, within walking distance to schools, parks, and local amenities. Upstairs features three bedrooms and a full bath, while the main floor offers a two-piece bath, mudroom, a bright kitchen, dining and living areas, PLUS a spacious family room with tasteful built-ins — perfect for entertaining! The fully developed basement includes a rec room (currently used as a primary), a fourth bedroom, and laundry area. Outside, enjoy evenings on the deck watching the kids and dogs play, and for the weekend tinkerer, there's a massive 37' x 25' detached garage. Recent updates include a new washer & dryer (2024), wood-burning fireplace (2024), garage tinning (2023), and landscaping (2023). Do yourself a favour — watch our video, do a drive-by, have that current pre-approval in place, and then add this beauty to your shortlist ASAP!