



**GRASSROOTS**  
REALTY GROUP

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

**2017 16 Street N  
Lethbridge, Alberta**

**MLS # A2279260**



**\$479,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Carport, Concrete Driveway, Covered, Double		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Flat Torch Membrane
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Mixed, Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Separate Entrance, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, range hood, dishwasher, washer/dryer, window hardware/coverings, gas and wood fireplace "as is", ductless AC, UG sprinklers front & back, garage door opener x 1 + remote, Moovaire ventless A/C/heating unit installed in dining room,

Where do you even begin with this home? Let's start with the incredible 10,379 sq ft reverse pie lot&mdash;beautifully landscaped, meticulously maintained, and designed for both function and enjoyment. Front and back underground sprinklers, thriving raspberry bushes enjoyed for years, COVERED deck facing east, TWO DETACHED GARAGES off a paved alley, A DOUBLE FRONT CARPORT, PLUS a concrete front driveway with two additional off-street parking spots, DON'T FORGET ABOUT THE RV PARKING, this all means parking concerns are a thing of the past. This quiet cul-de-sac location truly has it all&mdash;and we haven't even stepped inside yet! The home offers SIX bedrooms, 2.5 bathrooms, and a walk-up basement with a SEPARATE ENTRANCE , providing flexibility for families or future possibilities. Located in the highly sought-after, mature Winston Churchill neighbourhood, this home is close to all levels of schools, offers easy bus access, and is just a short stroll to Vista Park or Uplands Lake. Enjoy nearby amenities including the public pool, bowling, restaurants, and more. This is a rare opportunity in a fantastic location&mdash;don't wait or hesitate on this one!