



2017 16 Street N  
Lethbridge, Alberta

MLS # A2279260

**\$479,900**



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Separate Entrance, Storage		

**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—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—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—don't wait or hesitate on this one!