



GRASSROOTS
REALTY GROUP

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2302 16 Street N
Lethbridge, Alberta

MLS # A2285672



\$493,400

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,169 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, stove, dishwasher, hoodfan, washer, dryer

Tired of the honey do list? This fully renovated home is the fresh start you've been waiting for! Everything is done, so you can simply move in and enjoy. From the brand new kitchen to the updated bathrooms, new windows and doors, fresh exterior siding, paint, and a fully fenced yard; no detail has been overlooked. The stunning kitchen features modern cabinetry, stylish appliances, and updated lighting, all open to the dining area for seamless entertaining. Patio doors off the dining room lead to a fully covered back deck, creating the perfect indoor-outdoor flow for relaxing or hosting. The freshly painted living room is flooded with natural light thanks to the brand new windows, while durable vinyl flooring runs throughout the entire home. Offering a clean, modern look with no transitions, an easy, low maintenance living. The main floor hosts a spacious master suite complete with dual closets, along with a second bedroom. Downstairs, you'll find three additional bedrooms, secondary living room and a beautifully updated bathroom. This home is ideal for a growing family, guests, or a home office setup. Both bathrooms have been fully renovated, featuring a fully tiled tub surround on the main floor and a new stand-up shower and updated vanities in the lower level. Outside, the curb appeal shines with fresh paint, new siding, and a brand new fence that ties it all together. This home is vacant and ready for immediate possession. Call your favourite REALTOR® to book a showing!