



**GRASSROOTS**  
REALTY GROUP

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**801 15 Street S**  
**Lethbridge, Alberta**

**MLS # A2291888**



**\$264,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** n/a

Check out this well maintained 2 bedroom 1 bathroom bungalow, located in an amazing area close to the hospital. This home is in move in ready condition with recent updates to the furnace, water tank, fence, and roof. The backyard is fully fenced with a detached single garage and lots of space to garden, plus the basement offers plenty of storage space. Hard to find homes in this location for under \$300 k.