



1510 15 Street N
Lethbridge, Alberta

MLS # A2298809



\$449,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,043 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer and dryer, window coverings/hardware, central vac and attachments (as is/not used), garage door opener w/1 remote, a/c unit, freezer in laundry room, ceiling fans with remotes

This well-maintained bi-level offers the perfect blend of comfort, flexibility, and long-term value, it is ideal for first-time buyers looking to get into the market or investors seeking strong rental potential. The bright, open concept main floor is designed for everyday living and easy entertaining, featuring a spacious living room and a functional kitchen with ample counter space for multiple cooks. A cozy coffee nook transitions into a sun-filled dining area with a charming bay window overlooking the mature, private backyard. Step outside to a covered patio which is perfect for relaxing or hosting summer BBQs. Upstairs includes two generous size bedrooms and a beautifully updated full bathroom. Downstairs, the fully finished lower level adds even more versatility with a warm family room, and 2 additional bedrooms, matching updated bathroom, generous storage, and a separate rear entrance through the laundry area, creating excellent potential for a future suite setup. The exterior is equally impressive, offering front double parking plus rear alley access to an oversized single garage with workshop or storage space, potential RV parking, and a low-maintenance yard with garden areas and a poured patio. Recent updates include newer windows & patio doors, new dishwasher & HWT, plus the garage roof was recently done & new carpet in the basement when the 4th bedroom was added. Located close to schools, parks, and shopping in a welcoming neighborhood, this is a smart move whether you're buying your first home or expanding your investment portfolio.