



1205 15 Street S
Lethbridge, Alberta

MLS # A2120651



\$399,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	1953 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Aluminum Siding , Stucco

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: 2 Stoves and 2 Refrigerators

Discover the charm and potential of 1205 15 St S, nestled in the heart of Lethbridge, Alberta. This distinguished older home, rich in character, features beautifully preserved hardwood floors that add warmth and timeless elegance to its interiors. Recent updates include new water heater and modernized windows, enhancing both the aesthetic appeal and energy efficiency of the home. The convenience of a single attached garage adds to the property's appeal, offering secure parking or additional storage space. Notably, this residence houses an illegal suite in the basement, presenting a unique opportunity for rental income or a private living area for extended family. Situated in a serene neighborhood, yet remarkably close to schools and Lethbridge College, this home strikes the perfect balance between peaceful living and accessibility to educational institutions. Whether you're looking for an investment opportunity or a cozy family home with a blend of classic charm and modern comforts, 1205 15 St S offers endless possibilities to envision a future tailored to your needs. Don't hesitate as this house won't stay on the market for long!