



**GRASSROOTS**  
REALTY GROUP

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**611 16 Street N**  
**Lethbridge, Alberta**

**MLS # A2125409**



**\$225,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	1922 (102 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Welcome to 611 16 St N, this home is ready to welcome it's new owners. This is a 2 bedroom 1 bathroom bungalow that has been recently updated, and sits on a large lot! This home would be perfect for a first time home buyer or an investor looking to add to their portfolio! This home could easily be transformed back into a 3 bedroom home, or turn it into your dream laundry room. Call your favourite Realtor today and come check out this home!