



131 16 Street N
Lethbridge, Alberta

MLS # A2132543



\$305,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	842 sq.ft.	Age:	1962 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Front Yard, Lawn, Low Maintenance Landsc		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Separate Entrance, Sump Pump(s)		

Inclusions: Washer, Dryer, Fridge, Stove, Dishwasher, Microwave, Window coverings/blinds, A/C

This charming, updated bungalow has the perfect blend of classic character, with modern amenities. Nestled in a tranquil neighbourhood this home boasts inviting curb appeal and offers a spacious lot with optional RV parking in the back, or room to build your dream garage! Step inside to discover an open-concept living space, revel in modern comforts with A/C and stainless steel appliances in the inviting kitchen - complete with a large island. This home has 2 bedrooms up, and 2 down in addition to the large den and custom built shower. Outside an amazing and private yard awaits -- a true oasis for relaxation and entertainment, surrounded by lush greenery, and mature trees; ensuring both shade and privacy. Whether you're enjoying a morning coffee, hosting a BBQ or simply unwinding in the serene surroundings, this enchanted bungalow is the perfect place to call home. Conveniently positioned near local amenities, shopping, schools and transportation hubs this property is sure to delight all looking for their own haven. Call your favourite Realtor and schedule a viewing today!