



**512 15 Street S**  
**Lethbridge, Alberta**

**MLS # A2136202**



**\$375,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Victoria Park   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,031 sq.ft.  | <b>Age:</b>   | 1931 (93 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached                                      |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Hardwood            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete                          | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters, Sump Pump(s)   |                   |     |

**Inclusions:** Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Window Coverings, A/C

Welcome to 512 15 St S, Lethbridge. This move-in ready character home is a must-see. A charming bungalow is located on a beautiful tree-lined street in a quiet south central neighbourhood, close to all amenities, schools, shopping, parks, entertainment... Inside, you'll enjoy a bright and open living, dining, and kitchen area with newly installed hardwood floors, and custom Hunter Douglas Blinds. The brand new maple kitchen comes with high-end stainless steel appliances. The main floor has two bedrooms and an updated bathroom. Downstairs is complete with in-floor heating and a large family room with electric fireplace and a walkout basement, an office/den, another bedroom, a 3-piece bathroom, and a laundry room with high-end washer and dryer. Several of the windows have been updated. Outside, you'll find a single detached garage, a fully fenced private yard, and a deck and patio with a pergola, perfect for summer relaxation. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.