



**1608 16 Avenue S
Lethbridge, Alberta**

MLS # A2136258



\$359,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Carport, Concrete Driveway, Off Street, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x 2, Stove x 2, Dishwasher x 2, Washer/Dryer x 2, Central A/C, Window coverings

Southside bungalow. Here is a great home, with many potential uses. Single family home, multi-family home, Live-up rent-down, rent up and down...your choice! Located in a great Southside area, close to and great access to, all sorts of amenities, including the College. With four bedrooms and three bathrooms, and over 1,200 sq ft, this bungalow will have plenty of space for you. This home has a single garage and a carport, and also sits on a huge lot with alley access. The potential exists for a second garage, a large one. Although the exterior, may need some lipstick, the interior is move-in ready. Do not hesitate, this one is worth a look.