



**2102 15 Avenue S  
Lethbridge, Alberta**

**MLS # A2138100**



**\$399,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, OTR microwave, washer, dryer, a/c unit, window coverings, garage door opener and control.

Discover this stunning, fully developed bungalow located in a desirable Southside neighborhood, ideally situated near schools, the hospital, and convenient transit options. This charming home features two spacious bedrooms on the main floor and two 2 bedrooms on the lower level, renovated 4-piece bathrooms are found both upstairs and downstairs, enhancing comfort and convenience. The main floor boasts a refurbished kitchen, a sunny and bright dining room and a welcoming living room, creating a perfect setting for family gatherings and entertaining. The home also features fully fenced beautifully landscaped backyard and wonderful curb appeal, demonstrating the obvious pride of ownership. A super-single detached garage provides ample space for parking and storage, and a parking pad at the front of the home ensure convenient parking options. Past updates include the kitchen with new appliances, bathrooms, windows, and a high-efficiency furnace. Most recent upgrades include knockdown ceiling, baseboards, trim, paint, and lighting throughout main floor main. Downstairs you’ll find new carpet, paint, and egress window. Also there’s new shingles on the house and garage as well as new gutters, new a/c unit, all designed to ensuring modern comfort and efficiency, makes this a well-maintained bungalow that is move-in ready. Don’t miss the opportunity to make this your new home!