



**2830 15 Avenue S  
Lethbridge, Alberta**

**MLS # A2140280**



**\$449,990**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1963 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Breakfast Bar, Storage		

**Inclusions:** Fridge X 2, Stoves X 2, Washer Machine X 2, Dryer X 2, Window Coverings.

Come check out this fantastic suited home! Live on one floor and rent out the other? Or take advantage of the steady rents that come from LAKEVIEW properties. This Renovated bungalow features a 3-bedroom, 1-bath main floor suite. A generous living room with plenty of natural light, thanks to the large windows and open design concept. The large dining area offers plenty of room for a full size dining table. A renovated kitchen with Granite counter-tops provides plenty of cabinets, newer appliances, renovated bathroom and 3 great sized bedrooms. Downstairs you’ll find a Renovated 1-bedroom, 1-bath illegal suite with a large living room a bright eat-in kitchen and separate Laundry/Utility Room. This home has many recent upgrades and really must be seen to be appreciated. Call your agent and book your private showing today!