



**2015 7 Avenue S
Lethbridge, Alberta**

MLS # A2147250



\$399,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1948 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Landscaped, Many Trees, Paved		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Laminate Counters		

Inclusions: Lower level: Fridge, Stove , Freezer

This is Rare. Small bungalow that has been so respected over the years. And 7th Avenue location. Living room has built in bookcases, The white kitchen is a great size, and the light level throughout is delightful. two bedrooms up and 1 down. There are hardwood floors under the carpet in main level bedrooms.AND a full kitchenette down. In the rear is a carport and single garage. The garden is growing and the lane is paved. No gravel in your tires! (Home built in 1948) Perfect home for the future buyer on so many levels .(Lower level has kitchen sink and appliances but has never been used as a suite). RPR dated Feb 14.2024 with non-compliance to be accepted. Buyer to accept garden shed, as is, where is. All furnishings have now been removed!