



**2518 15 Avenue S
Lethbridge, Alberta**

MLS # A2153686



\$395,999

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	1964 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Carport, Covered, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Laminate Counters, No Smoking Home, Storage		

Inclusions: Refrigerator , Stove, & Dishwasher in the basement

Amazing south side bungalow, very well maintained, close to schools, access to Mayor Magrath, shopping/fast food. A 1254 Sq ft with 2 bedrooms, 1 bathroom upstairs and close to 1000sqft of ILLEGAL basement Suite with SEPERATE ENTRANCE that has another 2 bedroom and 1 bathroom, this house has had extensive renovations over the last few years with beautiful landscaping, it has a detached Garage with Carport in the front for plenty of Car parking and even RV/Boat parking, this home is a must see for Investors & First time Home buyers ALIKE in a fast growing city of Lethbridge.