



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1722 16 Avenue S  
Lethbridge, Alberta

MLS # A2162570



**\$319,900**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Rear Drive, Side By Side, Single Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Many Trees,		

<b>Heating:</b>	Central, High Efficiency, ENERGY STAR Qualified Equipment, Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone,
<b>Features:</b>	Separate Entrance, Wood Windows		

**Inclusions:** Stove, Refrigerator, Dish Washer, A/C, Underground Sprinklers

Price Drop, Motivated Seller, bring your investors. Are you looking for a great family home with an awesome location? At this price you can start fresh with a home with great bones. Come see this endless potential property with suite potential as there is a separate entrance and two bedrooms downstairs. Featuring a large back yard, parking space for multiple vehicles and a separate rear entrance direct to the basement The entire property is wheelchair accessible. With a little love this great property can be your family home or an amazing revenue property. Call your favourite REALTOR&reg; today to view.