



**GRASSROOTS**  
REALTY GROUP

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**830 16 Street S**  
**Lethbridge, Alberta**

**MLS # A2172105**



**\$299,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	746 sq.ft.	<b>Age:</b>	1947 (77 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Garage door opener remote

Step into this beautifully cared-for home, where every detail has been thoughtfully considered over the years. As you walk through, you'll notice the gleaming refinished hardwood floors that add warmth and character. The Adora custom kitchen, with its sleek stainless steel appliances, invites you to cook up your favorite meals. Outside, the aluminum siding and PVC windows provide peace of mind, while the underground sprinklers make maintaining the yard a breeze. Nestled in a prime location, you're just a short walk from shops, the hospital, schools, and the bus stop. This home is more than just a house—it's the total package, waiting for you to make it your own.