



**1703 16 Avenue S
Lethbridge, Alberta**

MLS # A2172119



\$267,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1960 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Many Trees, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet

Roof: Asphalt Shingle

Basement: See Remarks

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: none

Attention to investors or builders. It has 3 bedrooms up and 2 bedrooms illegal suite in the basement with super single garage detached. As it is a great large corner 74'x120 situated just in the middle of the town, close to the hospital and college, it could be a good opportunity to build a full plex or duplex. Or handyman gets yourself a job to fix it up and put it back to the market again later on, Just use your own imagination to look at it, appreciate the location and the size. The property will sell as is where is.