



GRASSROOTS
REALTY GROUP

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1506 6 Avenue S
Lethbridge, Alberta

MLS # A2178140



\$289,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	1911 (113 yrs old)
Beds:	3	Baths:	1
Garage:	Garage Door Opener, Garage Faces Rear, Off Street, Parking Pad, Single Ga		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Other, Stucco	Zoning:	R-L
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: NA

Welcome to 1506 6 Ave S—a cozy, move-in-ready home with just the right updates! This home features 3 bedrooms on the main floor, main-floor laundry, and an updated kitchen and bathroom with durable vinyl plank flooring. The rest of the main floor boasts beautiful hardwood, adding warmth and character throughout. Enjoy the charming front porch and a backyard space, perfect for outdoor relaxation. With a single detached garage, extra gravel parking, and a location close to downtown, schools, parks, and South Lethbridge amenities.