



**2015 7 Avenue S  
Lethbridge, Alberta**

**MLS # A2185926**



**\$389,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	1948 (77 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Landscaped, Many Trees, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Laminate Counters		

**Inclusions:** Additional Fridge and Gas Range in lower level

Here is a great bungalow that offers so many opportunities. It has been lovingly maintained over the years and is ideal for a new owner to live comfortably with 2 bedrooms and a 4 pc. bathroom on the upper level, and have a lower level with large bedroom, another bathroom and a very large family room with a kitchenette for their own child to have his/her own space while attending University or Polytechnic. An option is an illegal suite to supplement the mortgage payment. There are maple hardwood floors in the large living room and under carpets in the 2 bedrooms. There are corner windows in the upper rooms letting in lots of sunshine. The home is set up beautifully with an ideal rear yard with a garden to love. The single garage and carport also offer large spaces for a person with carpentry skills. The rear lane is paved so vehicles stay clean. And another plus is the standard lot size on the N. side of 7th Ave. being 50' wide and 125' deep. Other details include double insulation in the attic. Weeping tile installed in 1969, no water issues. Furnace is older and has been serviced every fall. Photos are from before and after vacancy. ALSO, this home is PRIME for your own vision if that is what you have in mind. You will enjoy the beautiful tree lined boulevards and the close proximity to Henderson Lake Park. Yes! Love where you live!