



**1512 6 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2198275**



**\$440,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b>	1930 (95 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door		

**Inclusions:** All window coverings, fridge, stove, dishwasher, hood fan, cupboard in front foyer, garage door opener and control.

You will fall in love with this beautifully upgraded gingerbread cottage nestled in a private perennial garden. All the original charm has been retained, including the welcoming bright entryway, ten-foot ceilings, refinished hardwood flooring in the living and dining room, and a lovely new living room gas fireplace. There are 3 bedrooms (plus a new sunroom addition completed in 2022), a main bath with 5-foot walk in shower, and a kitchen with modern stainless-steel appliances, (new sink, back splash and countertops) to complete the 1363 ft2 main floor. Downstairs development includes a large sitting room, 4-piece bath, and laundry utility room. The home is mechanically sound with upgraded plumbing, wiring, and heating/air conditioning. The attic and basement have been recently reinsulated and there is new vinyl plank flooring and new carpet through much of the home. There is a 2-car garage with electric heat and 220 wiring, a new ' door, plus an attached greenhouse, and an additional parking pad. The yard is surrounded by mature shrubs and flowers, features paving stone pathways, and is nicely fenced. A real place to call home!