



**GRASSROOTS**  
REALTY GROUP

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**215 15 Street N**  
**Lethbridge, Alberta**

**MLS # A2202046**



**\$209,900**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	(R-L(W))
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, No Smoking Home		

**Inclusions:** N/A

Cute 2 bedroom bungalow close to all amenities. Updated flooring, furnace, roof, hot water tank. Full size interior lot with older garage. Great starter home.