



**1315 16 Avenue S
Lethbridge, Alberta**

MLS # A2204835



\$349,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Parking Pad, Rear Drive, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: 2 Fridges, 1 stove, 1 dishwasher, 2 washers, 2 dryers, window coverings, microwave,

1954 charming bungalow with some great original character. This home offers 2 bedrooms, 1 bath upstairs. This home features the original hardwood floors, arched details, built in cabinet in a separate dining room. The primary bedroom has a door to a private deck overlooking the back yard. There is a separate entrance to the basement with 2 bedrooms, kitchen, large living area, egress vinyl windows, laundry and a bath. There is a single detached garage and a 3 offstreet parking pad backing on to a lane. Fully fenced large yard, landscaped and a nice patio.