



GRASSROOTS
REALTY GROUP

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220 16 Street N
Lethbridge, Alberta

MLS # A2213263



\$275,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	836 sq.ft.	Age:	1909 (116 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RL(W)P
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Custom built over the John cabinet in bathroom

Very cute FULLY DEVELOPED bungalow with lots of major improvements over the past years including shingles(2023), furnace, hot water tank, Kitchen cabinets, some plumbing and electrical, central air(2024). Great family home or revenue property with 2 bedrooms up and Large bedroom down plus 2 bathrooms. Enjoy the enclosed front porch for extra light and storage. The fenced back yard is great for your family with large play area and mature trees, and a garden space to grow some fresh vegetables, RV Parking. This Character home built in 1909 still has some interesting features that remain from this early time period: Two large windows at the front of the house feature iron weights in the walls to offset the weight of the window, attached with a rope. Original chimney still remains in the centre of the house and can be viewed in the storage closet by the hot water tank, high ceilings in upstairs bedrooms. Convenience of shopping, amenities, transit access located close by. Price includes kitchen appliances, washer/dryer, and Central Air.