## 515 16 Street S
## Lethbridge, Alberta

**MLS # A2251620**



# $409,900

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|---|---|
| **Division:** | Victoria Park |
| **Type:** | Residential/House |
| **Style:** | Bungalow |
| **Size:** | 1,135 sq.ft. |
| **Age:** | 1954 (71 yrs old) |
| **Beds:** | 4 |
| **Baths:** | 2 |
| **Garage:** | Alley Access, Double Garage Detached, Driveway, Off Street |
| **Lot Size:** | 0.14 Acre |
| **Lot Feat:** | Back Lane, Back Yard, City Lot, Landscaped |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Laminate, Linoleum, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Finished, Full, Suite | **LLD:** | - |
| **Exterior:** | Mixed | **Zoning:** | R-L |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Built-in Features | | |

**Inclusions:** A/C, garage door opener + 2 remotes, corner cabinet in garage, picnic table, U/G sprinklers (as is/where is). Main floor: fridge, stove, dishwasher, window coverings incl. curtains & hardware, microwave, microwave cart. Basement: fridge, stove, washer/dryer, microwave, blinds

Here's an incredible opportunity to get into our hot Lethbridge market&mdash;affordably! This bungalow is illegally suited, well maintained, and offers a super functional floor plan with some charming, mid-century styling. On the main floor is a huge, bright living room, 2 large bedrooms, a 4-piece bath, and an adorable dining room off the kitchen. Downstairs you'll find a massive family room, 2 more right-sized bedrooms (may not meet egress), a 3-piece bath, and kitchen just off the basement entry. Outside there is lane access to your double detached garage + covered patio. There are two extra parking spots in front of the garage as well as a front driveway. Check out the rest of the neighbourhood while you're here. Lots of gentrification happening! Don't wait. Call your favourite agent right away and come take a look!