

**502 15 Street S**  
**Lethbridge, Alberta**

**MLS # A2224484**



**\$464,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,069 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Wet Bar		

**Inclusions:** Basement - fridge, stove, dishwasher, microwave hood fan, washer, dryer

Welcome to Your Unique Southside Home! Situated in a charming tree-lined street in South Lethbridge, this beautifully designed home offers a perfect blend of functionality and style. Whether you're looking for a REVENUE property or additional space for extended family, this residence has it all! This one-of-a-kind home features two distinct "illegal suites, providing ample living options. Upon entering, you'll find a cozy room to use as a den or a additional family room and a lovely bathroom. Just a few stairs up, you'll discover a suite that boasts two bedrooms, one featuring a gorgeous walk-in closet and convenient laundry facilities. The large bathroom and spacious living area offer comfortable living. Additionally on this level is a large kitchen with granite counters and a granite sink. Great access to a large deck for barbecuing and outdoor relaxation. Venturing downstairs, you'll find the lower-level suite, which includes two bedrooms, a full bathroom, and a nice family room, along with a dedicated storage and laundry/mechanical room area for added convenience. Additionally, the property includes a double detached garage, providing plenty of parking and storage options. This home is truly a versatile gem in a desirable location, making it perfect for investors or families seeking space and comfort. With just a little TLC this house would make a perfect home for you and extended family. Don't miss out on this incredible opportunity! Call your REALTOR® today for a showing.