

2210 15 Avenue S
Lethbridge, Alberta

MLS # A2224610



\$439,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,326 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Attached Carport, Covered, Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Jetted Tub, Pantry, Solar Tube(s), Storage, Vinyl Windows		

Inclusions: 2 mounted tv's, shed, garage cabinets, built in desk, desks in hobby room, window air conditioner in garage, heater in garage, white cabinets in kitchen, working deep freeze in patio area, white kitchen floor cabinets,

Check out this 70's Bungalow !! The same owners have resided here for the past 30 years and now its time to sell!!! This home is built like a tank. Fir wood construction, solid and very well maintained!! There has been many improvements completed over the years from the double garage, torch roof, kitchen facelift in cabinetry, including updated appliances, doors and trim, two upstairs bathrooms, two f/A furnaces for evenly controlled heating, hot water tank (2020) laminate flooring, landscaping including zero scape in the front, new sod in the back, underground sprinklers, A/C (2024) . This home is a great start for the young family, or the senior who needs some aids for aging in place. There are two bedrooms up, one down, but could easily have two more bedrooms if required. The main floor laundry is off the kitchen, and there is plumbing for a basement laundry too. Imagine the fun that could be had in this huge family room with the 70's decorative fireplace!! A hobby room is next to the 3 piece bathroom. and the basement bedroom features walk in closet and built in desk. These homes were designed with lots of storage and this home is no exception. Every nook and cranny has a storage space which is hard to find in the new homes!! The garage is heated, has its own window a/c unit. Great location in Agnes Davidson neighborhood, close to shopping, schools, church, and easy access to all parts of the city. Mature southside area with great neighbors. The home is well suited with some mobility assistance with a mini ramp at the front door (ideal for pushing a stroller or walking the old dog back and forth. and the basement is equipped with a chair lift that will remain with the home. You can use it or easily remove it and sell it if not required. This home has many cherished memories from a long life of marriage to raising a beautiful grand daughter! This home is ready for the next

successful life of moments to be made here!!