

**2118 16 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2280678**



**\$450,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Garden, Landscaped, Lawn, Street Lightin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge x2, stove x2, microwave hood fan, microwave, dishwasher x2, washer and dryer x2, window coverings, pergola

Do not miss this opportunity to own a revenue property on the south side of Lethbridge featuring an illegal suite. The main level offers 3 bedrooms and 1 bathroom, a spacious living room, and a large kitchen with a beautiful dining area, kitchen island, pantry, and its own laundry conveniently located in the kitchen. The lower level was completely renovated in 2018 into an illegal suite, with permits pulled for electrical, plumbing, and framing. The suite offers two bedrooms and one bathroom, along with a kitchen and dining area, a spacious family room, and its own laundry located in the utility room. It also features a separate entrance at the back of the home. Numerous upgrades have been completed to the property, including new windows in 2018 and a new fence and pergola added in 2020. The property features a fully fenced yard with a garden and pergola, creating an ideal space for entertaining. A single car garage is also included and is currently being used as a storage shed, but with upgrades to the garage door it could be functional as a garage again. There is lots of parking, with three parking stalls at the rear of the property, room for two vehicles on the front driveway, and additional off street parking.