

**2422 16 Street N
Lethbridge, Alberta**

MLS # A2296646



\$339,800

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,154 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Bring your imagination along when you consider this fantastic opportunity for your new home. The current owner enjoyed the property and location so much, they stayed for 51 years! Situated in a low-traffic, family-friendly neighbourhood near to schools K through grade 12, arenas, swimming pool, playgrounds, Dominion park, and shopping. The convenience is exceptional. The home is solid, offers many great features, and presents so much potential. 1154 sq. ft., 4 bedrooms and 3 baths in total, spacious primary bedroom with an ensuite and walk-in closet, 2 wood-burning fireplaces, a fully developed basement with a separate door leading to the backyard, and large windows that bring in plenty of natural light. Step out of the dining area directly onto a covered deck that overlooks a spacious, fully fenced back-yard. There is more than enough room to add a large garage, RV parking, or a garden. Notable updates include torch-on roofing, PVC windows, and central A/C. Call a Real Estate Professional today and book your viewing!