

**1510 15 Street N**  
**Lethbridge, Alberta**

**MLS # A2298809**



**\$449,900**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, washer and dryer, window coverings/hardware, central vac and attachments (as is/not used), garage door opener w/ remote, a/c unit, freezer in laundry room, ceiling fans with remotes

This well-maintained bi-level offers the perfect blend of comfort, flexibility, and long-term value, it is ideal for first-time buyers looking to get into the market or investors seeking strong rental potential. The bright, open concept main floor is designed for everyday living and easy entertaining, featuring a spacious living room and a functional kitchen with ample counter space for multiple cooks. A cozy coffee nook transitions into a sun-filled dining area with a charming bay window overlooking the mature, private backyard. Step outside to a covered patio which is perfect for relaxing or hosting summer BBQs. Upstairs includes two generous size bedrooms and a beautifully updated full bathroom. Downstairs, the fully finished lower level adds even more versatility with a warm family room, and 2 additional bedrooms, matching updated bathroom, generous storage, and a separate rear entrance through the laundry area, creating excellent potential for a future suite setup. The exterior is equally impressive, offering front double parking plus rear alley access to an oversized single garage with workshop or storage space, potential RV parking, and a low-maintenance yard with garden areas and a poured patio. Recent updates include newer windows & patio doors, new dishwasher & HWT, plus the garage roof was recently done & new carpet in the basement when the 4th bedroom was added. Located close to schools, parks, and shopping in a welcoming neighborhood, this is a smart move whether you're buying your first home or expanding your investment portfolio.