

**120 16 Street N**  
**Lethbridge, Alberta**

**MLS # A2310903**



**\$285,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L(W)P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Alarm system, back yard fire pit, u/g sprinklers

This is the kind of value buyers are searching for. A 4 bedroom home WITH a basement and even a garage at this price point is becoming incredibly hard to find. Solid, functional, and packed with important updates, this home gives you the opportunity to get into the market without sacrificing space. The garage offers future potential, while the extra rear parking provides room for vehicles, trailers, or even RV parking. Over the years, many of the key updates have already been completed including windows, furnace, air conditioning, shingles, some plumbing, flooring, bathroom improvements, and even newer front steps. The big stuff has been addressed, giving buyers confidence and peace of mind. Out back, you will appreciate the large patio space, perfect for summer evenings, entertaining, or simply relaxing in your own yard. Four bedrooms. Garage. Basement. Major updates. Attractive price point. Opportunities like this do not last long.