

**16 Simon Fraser Boulevard W  
Lethbridge, Alberta**

**MLS # A2314901**



**\$419,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** Downstairs freezer, downstairs fridge, Light fixtures, window coverings, shed, 2 garage remotes

Imagine walking into this house and finding your forever home. This 3 bedroom bungalow is in an ideal location to raise a family and see you through to your retirement years. A one block walk to 3 different parks including Nicholas Sheran lake where you can fish, get in a round of disc golf, play at the playground, enjoy the outdoor workout facility or enjoy sunset walks around the lake. It has convenient access to schools from ECS through to university as well as community resources. The home is open concept with a recently renovated kitchen and a developed basement with a wood burning fireplace for those cozy fall nights making S'mores with loved ones. This is a family friendly neighborhood with long term residents in the area. Imagine having a neighbor so great they may share the shoveling walks in the winter. It has a private and secure south-facing back yard with mature trees the provides ample sun and shade for backyard fun, great for both kids and pets. Other great features include back alley access to your large 24X24 detached double garage and 2 car parking pad , with a shed for additional storage. And who can resist the rare but desirable front door Canada Post mail service. All appliances included as well. Fridge, stove, dishwasher, microwave, vacu-flow, washer, dryer, and an extra fridge and chest freezer in the laundry room, which will ease the first time buyer into a comfortable start to your new life in your new home. Let the memories begin.