



Anne French  
Your REALTOR®  
Love where you live.

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318 16 Street N  
Lethbridge, Alberta

MLS # A2318399



**\$262,500**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	1909 (117 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L(W)P
<b>Foundation:</b>	Perimeter Wall, Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** NA

Here is your opportunity to own a property in the Westminster neighbourhood! Located close to the elementary school, pool, park, transit, grocery stores, downtown, and many everyday amenities, this home offers convenience and potential. Featuring 2 bedrooms and 1 bathroom, this home sits on a great-sized lot with plenty of options to consider. Whether you're looking for a place to call home, an investment property, or a lot with future development potential, this property is worth a look. Improvements include 100-amp electrical service, updated plumbing, and new kitchen and laundry room flooring that is on the way. The inviting front porch adds character and provides a great spot to relax and enjoy your morning coffee. Move-in ready and offering flexibility for a variety of buyers, this is an opportunity to get into homeownership while also considering future possibilities. Be sure to check out the photos and virtual tour to see everything this property has to offer.