

1301 15 Avenue S
Lethbridge, Alberta

MLS # A2332730



\$349,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,317 sq.ft.	Age:	1952 (74 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Subfloor, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Natural Woodwork		

Inclusions: none

Sitting on a corner lot under mature trees, this 1,316 sq ft bungalow has the kind of midcentury character you just don't find in new construction, from the original trim details to a layout that was built to last. Two bedrooms up, including the primary with an ensuite. Attached garage, tons of built in storage throughout the home, and a fireplace on both levels. The finished basement is where the real opportunity is. With more than 1200 sq ft and a separate entrance leading straight downstairs, there's flexibility to add two, even three more bedrooms, or explore suite potential for extended family or rental income. This home has great bones and a fantastic layout, the roof will need replacing and it's priced accordingly. It's ready for a buyer who is looking to put in some sweat equity. Contact your favourite Realtor today.