

1827 16 Avenue S
Lethbridge, Alberta

MLS # A2338379



\$440,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	952 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Other, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Sheds, Second Refrigerator, Second Stove, Second Washer, Second Dryer

This legally suited bungalow is perfect for living up and renting down or adding two doors to your existing portfolio! Step inside the main floor and you'll find a living room with large bright windows and plenty of room for seating. The adjoining dining room leads into a U-shaped kitchen with convenient cupboard space and access to the lower level. Down the hallway, three bedrooms, a laundry room, and a full four-piece bathroom complete the main floor. In the lower suite, an open-concept living room, separate laundry room, and kitchen can be found down the hall from two spacious bedrooms and another full bathroom. Outside, a single detached garage, rear parking pad, and two storage sheds add tons of appeal for your tenants. If an ideal rental property is what you've been waiting for, give your REALTOR® a call and book a showing today!