

1710 15 Avenue N
Lethbridge, Alberta

MLS # A2339888



\$424,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Driveway, Off Street, Parking Pad, RV Access		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Garage Door Controller, Additional Ceiling Fan in box in basement, Shed

Welcome to this extensively renovated 3+1 bedroom bungalow in the Winston Churchill neighbourhood! This move-in-ready home offers a functional layout with numerous updates, including a 2019 kitchen renovation, 2020 furnace and hot water tank, and a new roof in 2026. Recent improvements also include paint throughout, vinyl plank flooring, updated lighting, and refreshed bathrooms. The main bathroom features an updated sink and plumbing, lighting, tub surround, and shower. Downstairs, the bathroom has been updated with a new light fixture, along with Trusscore finishes on two walls and the roof. Outside, you'll find a large yard with a carport and driveway accessible from the front street, plus a double detached garage off the back alley—providing plenty of parking. A closed-in portion of the carport and a new 8 x 10 sq ft shed offer loads of storage. Conveniently located close to schools, shopping, parks, the Laobr Club Ice Centre, and Stan Siwik Family Pool, this home offers comfortable living in a central location. Don't miss out on this well-updated family home!