

1615 5 Avenue N
Lethbridge, Alberta

MLS # A2348567



\$265,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,091 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(W)P
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This super cute well-maintained 1947 bungalow sits across from Westminster Pool and Park on Lethbridge's north side. Inside are two bedrooms, one bathroom, hardwood floors, an enclosed front porch, and a spacious rear mudroom. The living room offers vintage character with a decorative fireplace and mantel, hardwood floors, and plaster knockdown ceiling. The galley kitchen offers lots of cabinetry, a gas stove, newer dishwasher, and plenty of countertop space. Off the kitchen you will find a large pantry area, and the 3 season mudroom leads to a fantastic yard with a garden, back lane access, and a single detached garage. The partially finished basement houses the laundry area with newer washer and dryer, a storage area, and room for a future bedroom or family room if desired. A fantastic home if you are looking to downsize or just getting started. Call your favorite real estate agent today to view!