

1709 15 Avenue S
Lethbridge, Alberta

MLS # A2352467

\$375,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,109 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: Fridge (x2), Stove (x2), Dishwasher, Washer, Dryer, Window Coverings, Shed, ALL AS IS

Looking for a home with plenty of space, investment potential, and a fantastic South Lethbridge location? This 1,100 sq. ft. bungalow offers an excellent opportunity for homeowners and investors alike! The main floor features 3 bedrooms, a full bathroom, a spacious living room with plenty of natural light, and a functional kitchen with ample cabinetry, counter space, and a dining area. The layout offers comfortable everyday living with plenty of room for the whole family! Downstairs, you'll find a 2-bedroom illegal basement suite, providing additional living space and excellent potential for those looking to generate rental income or accommodate extended family. Outside, the property offers a spacious yard, mature trees, a fully fenced area, and plenty of off-street parking! Located in a desirable South Lethbridge neighbourhood, you'll appreciate being close to schools, parks, shopping, restaurants, and all the amenities the south side has to offer! Whether you're looking for your next family home, an investment property, or an opportunity to build equity over time, this property has plenty of possibilities! Call your REALTOR® and book your showing today!