



GRASSROOTS
REALTY GROUP

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235 15 Street N
Lethbridge, Alberta

MLS # A2301622



\$409,000

Division:	Westminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	938 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer

Welcome to this move-in ready family home, thoughtfully updated over the years and designed for comfortable everyday living. From the moment you step inside, you'll appreciate the bright and inviting atmosphere, enhanced by large newer windows that fill the home with natural light. The beautifully updated kitchen is the heart of the home, featuring modern finishes and plenty of space for cooking, gathering, and entertaining. Both bathrooms have been tastefully renovated, and recent upgrades such as a newer roof and Pekaroll shutters add peace of mind and everyday convenience. This home offers 3 well-sized bedrooms—two on the upper level and one downstairs—with the potential to easily add a fourth bedroom to suit your family's needs. The walkout basement provides excellent flexibility, including the opportunity for future rental income or multi-generational living. Step outside to enjoy the massive backyard, complete with a covered deck and a spacious lower patio—perfect for summer barbecues, relaxing evenings, or hosting friends and family. Situated in a quiet, mature neighborhood, this home offers the ideal balance of comfort, functionality, and long-term value.