



GRASSROOTS
REALTY GROUP

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123 15th Street N
Lethbridge, Alberta

MLS # A2323177



\$309,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings including any blinds, central air conditioning, kitchen island, 2 sheds

This 1,254 sq ft starter home delivers big value with a large living room and wood fireplace, a very functional kitchen, larger dining area, two bedrooms including a spacious primary, and an impressive bathroom. The fully fenced yard sits on a large lot with central A/C, two sheds, a storage-only garage, and a great deck. Basement storage plus usable space and off-street/RV parking add even more convenience—an exceptional first-time-buyer opportunity at this price.