



GRASSROOTS
REALTY GROUP

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2005 16 Avenue S
Lethbridge, Alberta

MLS # A2331186



\$375,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,430 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Attached Carport, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: Fridge x 2 stove, dishwasher, microwave hood fan, washer, dryer

Location, location, location! This bungalow is centrally located and boasts great access for those who have a busy schedule! With plentiful off-street parking in both the front and rear, you'll have space for guests, RV parking or as an option for tenants. The main floor of this home is spacious with a well sized living area, eat-in kitchen, 3 bedrooms with a bonus fourth flex room, storage space and 4 piece bathroom. The finished basement enjoys 2 more bedrooms, full bathroom, more storage, laundry room and family room.