



GRASSROOTS
REALTY GROUP

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1301 15 Avenue S
Lethbridge, Alberta

MLS # A2332730

\$349,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,317 sq.ft.	Age:	1952 (74 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard, Lawn, Treed		



No Photo Available

Heating:	Forced Air
Floors:	Carpet, Subfloor, Linoleum
Roof:	Cedar Shake
Basement:	Full
Exterior:	Brick
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Natural Woodwork

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: none

Sitting on a corner lot under mature trees, this 1,316 sq ft bungalow has the kind of midcentury character you just don't find in new construction, from the original trim details to a layout that was built to last. Two bedrooms up, including the primary with an ensuite. Attached garage, tons of built in storage throughout the home, and a fireplace on both levels. The finished basement is where the real opportunity is. With more than 1200 sq ft and a separate entrance leading straight downstairs, there's flexibility to add two, even three more bedrooms, or explore suite potential for extended family or rental income. This home has great bones and a fantastic layout, the roof will need replacing and it's priced accordingly. It's ready for a buyer who is looking to put in some sweat equity. Contact your favourite Realtor today.