



GRASSROOTS
REALTY GROUP

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2206 16 Avenue S
Lethbridge, Alberta

MLS # A2333465



\$350,000

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,167 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Converted Garage, Driveway, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: fridge, stove, washer/dryer, attached shed (as is/where is)

Calling all visionaries! This 1962 bungalow is a canvas ready for someone who sees the mid-century charm waiting to shine. The main floor offers over 1,150 square feet with three bedrooms on the main, a 4-piece bath, and a bright living room anchored by a vaulted ceiling and brick fireplace — hardwood floors run throughout, ready for refinishing. In the well laid-out kitchen, the original wood cabinets could easily be refreshed as well! Downstairs, a fully finished basement adds a fourth bedroom (not egress), room for a kitchenette, a spacious family room, and a 3-piece bath/laundry combo. This home has both a side entry and rear entry off the deck — an easy win for investors or multi-generational living. Outside, a carport-converted garage covers off parking today, and the huge backyard leaves room for a future double detached garage. Walkable to various South Lethbridge amenities, this solid, well-built home deserves your TLC and a vision — but character like this is hard to find. Don't miss your chance to restore this mid-century bungalow to its former glory!