



GRASSROOTS
REALTY GROUP

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1734 16 Avenue S
Lethbridge, Alberta

MLS # A2334998



\$399,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Square Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage		

Inclusions: Fridge x2, Stove x2, Dishwasher, Hood Fan x2, Washer/Dryer, All Window Coverings, Wood Pile beside garage, Deep Freeze, Garage Door opener and 1 Remote

Two-owner home. This 1040sqft bungalow located at 1734 16 Avenue S is giving you a ton of options. On the main floor you have a spacious living featuring a wood burning fireplace, dining room, and a kitchen with custom wood cabinetry and stained glass finishes. The main floor has 3 bedrooms, 1 bathroom, and two different access points to the enclosed deck space on the back of the home. Downstairs you'll find another bedroom, full bathroom, large family room space with second wood burning fireplace, and a summer kitchen that could double as an illegal suite (ask your agent about the possibility of making it legal). Outside the yard space features mature trees, a large garden area, super single garage, carport, and plenty of off-street parking.