



Anne French  
Your REALTOR®  
Love where you live.

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905 16 Street N  
Lethbridge, Alberta

MLS # A2155951



**\$350,000**

<b>Division:</b>	Winston Churchill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Storage		

**Inclusions:** Fridge, Stove, Washer, Dryer, 2x Sheds, Air Conditioning, All Window Coverings, OTR, Central Vacuum and Attachments, Security Camera System with 8 Cameras

A northside Paradise! Situated on a large corner lot, this home boasts plenty of space inside and out for its new owners. Conveniently located near Elementary schools, Logan Boulet Arena, many parks and shopping centres along 13th ST and 23rd ST. The main floor features 2 bedrooms, living room, family room and a spacious kitchen and dining area. You will enjoy your self care time in the beautifully renovated basement shower, with a fresh warm towel steps away as the laundry is located in the same room! Enjoy your morning coffee year round in the enclosed porch off the main level family room, or bask in the sun throughout the back yard during spring and summer months. Beautifully landscaped, you can easily spend time "stopping to smell the flowers." There is no shortage of space in this home, storage and living-wise! Easily host your next family bbq, with plenty of space to entertain the whole family. A fun feature of the backyard is the horse shoe pit, endless fun for all ages! Feel at ease when you leave on a holiday, with 8 security cameras keeping an eye on your property. Call your REALTOR® for a showing, and see everything this beautiful property has to offer in person!