



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

1316 28 Street S  
Lethbridge, Alberta

MLS # A2158815



**\$359,750**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 Fridges, 2 Stoves, 1 Dishwasher, All window coverings

Here's a great opportunity to purchase this LEGALLY SUITED HOME! This 6 bedroom home has 3 bedrooms up and down, complete with their own laundry, kitchens, and more. Many updates have been completed over the years like, new energy efficient furnace and hotwater tank, windows, and flooring. This home boasts a 2 well adorned kitchens, and good sized bedrooms. This home is well located in the centre of the southside close to so many amenities I couldn't list them all. The single car garage is oversized and would also work well as a shop or storage. The seller makes no warranties or representations with regards to the property or chattels as they have not lived in the home.