



Anne French
Your REALTOR®
Love where you live.

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1722 16 Avenue S
Lethbridge, Alberta

MLS # A2162570



\$319,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,168 sq.ft.	Age:	1959 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, Rear Drive, Side By Side, Single Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Many Trees,		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone,
Features:	Separate Entrance, Wood Windows		

Inclusions: Stove, Refrigerator, Dish Washer, A/C, Underground Sprinklers

Price Drop, Motivated Seller, bring your investors. Are you looking for a great family home with an awesome location? At this price you can start fresh with a home with great bones. Come see this endless potential property with suite potential as there is a separate entrance and two bedrooms downstairs. Featuring a large back yard, parking space for multiple vehicles and a separate rear entrance direct to the basement The entire property is wheelchair accessible. With a little love this great property can be your family home or an amazing revenue property. Call your favourite REALTOR® today to view.