

**314 15 Street N**  
**Lethbridge, Alberta**

**MLS # A2167551**



**\$243,000**

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	1909 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Garden, Street Lighting, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

This fantastic little home is just so cute!! Unbelievable in today's market...you get 3 bedrooms, 2 bathrooms, and TWO GARAGES...ALL for \$250,000! The home has a very efficient layout with 2 bedrooms and one bathroom on the main. The third bedroom and second bathroom are upstairs. The upper bath has a large deep bathtub, while the main floor bathroom is spacious with an updated shower and laundry. The two garages measure 24x26 & 12x18. The massive lot still leaves you a large backyard with garden space and plenty of room in the front yard. This complete package is close to schools and shopping.