



Anne French
Your REALTOR®
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314 15 Street N
Lethbridge, Alberta

MLS # A2167551



\$238,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-L(W)
Foundation:	Other	Utilities:	-
Features:	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 under \$240,000! 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.