



Anne French  
Your REALTOR®  
Love where you live.

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1703 16 Avenue S  
Lethbridge, Alberta

MLS # A2172119



**\$267,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Many Trees, Treed		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	See Remarks
<b>Exterior:</b>	Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** none

Attention to investors or builders. It has 3 bedrooms up and 2 bedrooms illegal suite in the basement with super single garage detached. As it is a great large corner 74'x120 situated just in the middle of the town, close to the hospital and college, it could be a good opportunity to build a full plex or duplex. Or handyman gets yourself a job to fix it up and put it back to the market again later on, Just use your own imagination to look at it, appreciate the location and the size. The property will sell as is where is.