

**1109 15 Street N
Lethbridge, Alberta**

MLS # A2186517



\$299,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,303 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking, See Remarks		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, Irregular Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Window Coverings, Central Vacuum, Central Air Conditioning, 2 Garage Overhead Openers and 1 Control (all goods included are in as-is condition)

Real Estate in the Raw! Tremendous potential offered here in this unique bungalow. Squeaky clean, loads of natural light, vintage hardwood flooring, kitchen pantry, and a fabulous family room addition are some of the core features. Situated on a wonderful corner lot that is across from Norbridge Park, in the Winston Churchill community, that offers a definite sense of space. Fabulous parking with the 26' x 26' detached garage, driveway, and RV parking stall next to the back lane. Some of the updates over the years are as follows: garage re-shingled in 2024, house re-shingled in 2019, family room addition in 1998, some new windows 1998, furnace replace back in 1997, garage built in 1988. The family room steps out onto a generous concrete patio area and into a very sheltered and private back yard. This could be the home-make-over project that you've been waiting to complete!