

**617 16 Street S**  
**Lethbridge, Alberta**

**MLS # A2145184**



**\$269,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	883 sq.ft.	<b>Age:</b>	1933 (91 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Gravel Driveway, On Street, Rear Drive, Single Garage Detach		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Refrigerator, stove, dishwasher, washer/dryer

Attention to those who are seeking a great revenue property! Check out 617 16 St. South a charming Bungalow in a great Southside neighborhood. This home has many great features including many bright windows, main level laundry, hardwood flooring throughout and added character with vaulted ceilings in the kitchen and bathroom. Newer roof, furnace and hot water tank. Excellent location close to Mayor Magrath Drive, Henderson Lake, shopping, banks, schools and so much more!