

1722 16 Avenue S
Lethbridge, Alberta

MLS # A2162570



\$319,900

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|------------------|--|---------------|-------------------|
| Division: | Agnes Davidson | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,168 sq.ft. | Age: | 1959 (65 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Alley Access, Off Street, Parking Pad, Rear Drive, Side By Side, Single Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Many Trees, | | |

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| Heating: | Central, High Efficiency, ENERGY STAR Qualified Equipment, Hot Water, Natural Gas | Water: | Public |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt/Gravel | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Phone, |
| Features: | Separate Entrance, Wood Windows | | |

Inclusions: Stove, Refrigerator, Dish Washer, A/C, Underground Sprinklers

Price Drop, Motivated Seller, bring your investors. Are you looking for a great family home with an awesome location? At this price you can start fresh with a home with great bones. Come see this endless potential property with suite potential as there is a separate entrance and two bedrooms downstairs. Featuring a large back yard, parking space for multiple vehicles and a separate rear entrance direct to the basement The entire property is wheelchair accessible. With a little love this great property can be your family home or an amazing revenue property. Call your favourite REALTOR® today to view.