

**2522 15 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2169333**



**\$379,999**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Agnes Davidson                  |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | Bungalow                        |               |                   |
| <b>Size:</b>     | 1,010 sq.ft.                    | <b>Age:</b>   | 1961 (63 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Carport, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard                       |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Sump Pump(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Shed.

Beautifully renovated bungalow in a prime location on the Southside! As you enter this home you will be greeted with an open floor plan and tons of natural light. Many updates throughout this home include new flooring throughout, kitchen cabinets, backsplash and appliances, doors and windows, new siding, new furnace and A/C. The main bathroom has also been transformed into something to be proud of. The primary bedroom is huge and features his and hers walk in closets. The basement is equipped with a nice family room, bathroom, storage room, laundry and another bedroom. A cozy sunroom is off the back of the house looking out at the landscaped yard which also has a dog run. Lots of parking with the long driveway, carport and single attached garage.