

**534 16 Street N  
Lethbridge, Alberta**

**MLS # A2237920**



# \$350,000

<b>Division:</b>	Westminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Rect		

<b>Heating:</b>	Mid Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-L(W)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Vinyl Windows		

**Inclusions:** fridge (2), stove (2), washer, dryer, dishwasher, window coverings, upstairs microwave, 2 sheds.

Welcome to 534 16 Street N, a fantastic investment opportunity or ideal first home in Lethbridge's mature and accessible Westminster neighbourhood. This well-maintained property features a suited layout with 5 bedrooms and 2 full bathrooms, offering a great setup for multi-generational living, an investment property, or an owner looking for flexible options. Inside, the main level boasts a bright living area, open kitchen, and 3 spacious bedrooms with updated finishes. The illegal basement suite includes 2 bedrooms, a full kitchen, and a private living space—perfect for tenants or extended family. Shared laundry adds convenience without sacrificing privacy. Situated on a generously sized lot, the home also includes a double detached garage and ample yard space for outdoor enjoyment. Recent updates including flooring and paint, make this property move-in ready with room to personalize. Located close to schools, parks, public transit, and downtown amenities, this property offers unbeatable value in a growing area. Whether you're an investor looking for a revenue property or a homeowner seeking affordability and flexibility, 534 16 Street N is a must-see! Book your showing with your favourite REALTOR® today!