

1127 16 Street S  
Lethbridge, Alberta

MLS # A2272092



## \$359,900

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	814 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Fridge, stove, washer, dryer, window coverings, patio lights, table with cushions in kitchen

Welcome to this inviting home located just steps from a beautiful park and conveniently close to the hospital. The main level features two spacious bedrooms, one full bathroom, and a bright kitchen overlooking the fenced-in backyard and cozy back patio—perfect for relaxing or entertaining. The lower level offers a comfortable family room and an additional bedroom, bathroom and laundry providing extra space for guests, hobbies, or a private retreat. With its thoughtful layout and welcoming feel, this home is ideal for couples, families, and everyone in between! Call your favorite REALTOR® today!