

# \$349,900 - 1315 16 Avenue S, Lethbridge

MLS® #A2204835

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

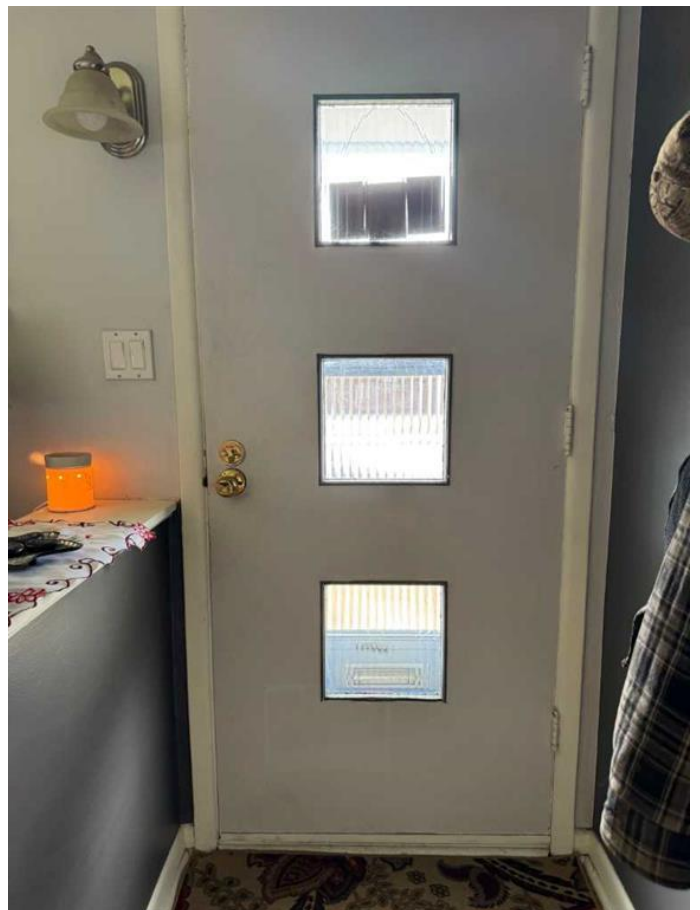
1954 charming bungalow with some great original character. This home offers 2 bedrooms, 1 bath upstairs. This home features the original hardwood floors, arched details, built in cabinet in a separate dining room. The primary bedroom has a door to a private deck overlooking the back yard. There is a separate entrance to the basement with 2 bedrooms, kitchen, large living area, egress vinyl windows, laundry and a bath. There is a single detached garage and a 3 offstreet parking pad backing on to a lane. Fully fenced large yard, landscaped and a nice patio.

Built in 1954

## Essential Information

MLS® #	A2204835
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	1315 16 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1L0Y6

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Parking Pad, Rear Drive, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	17
Zoning	R-L

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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