

# \$435,000 - 721 16 Street S, Lethbridge

MLS® #A2216184

## \$435,000

3 Bedroom, 1.00 Bathroom, 1,244 sqft

Residential on 0.15 Acres

Victoria Park, Lethbridge, Alberta

Victorian Park opportunity, raised bungalow, hardwood floors, cove ceilings, glass French doors separate the living room (currently stored in the garage). The suite has 2 separate entrances, large windows, very spacious. Invest, or make it your primary residence, suited basement pre-existed prior to 2007, therefore making it a legal suite is not complicated, this is an "equity builder" most definitely!

Built in 1948

### Essential Information

MLS® #	A2216184
Price	\$435,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,244
Acres	0.15
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	721 16 Street S
Subdivision	Victoria Park



City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 3B4

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	18
Zoning	R-L

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.