

Starter Home



21

742 15th St N
Lethbridge
MLS® A1209044



Mark Kozak
ASSOCIATE
(403) 795-7653

Northside



Come check out this 900 sq ft 3 bedroom home that is perfect to get you started. Situated on a quiet street just down from the boys and girls club of Lethbridge and Adams Park, this home offers a lot of bang for the buck. With updates to flooring, windows, roof, furnace and even bathroom, it's just the little gem you've been waiting for.

The cute curb appeal entreats you as you pull up and realize, wow this house actually has a yard without the neighbors looking in your windows. The 44 x 125ft lot offers great space for kids or pets to play or to add that custom garage you've been wanting to build. There is a parking pad out back and a spot to park the trailer as well, in this fully fenced yard.

Call Mark Kozak - Century 21 today for your opportunity to view and own this home!

FEATURES

- Bedrooms:** 2 + 1
- Bathrooms:** 1
- Living Area:** 913 Sq Ft
- Lot Size:** 44 x 125 Ft
- Taxes:** \$1,961 (2021)



Call me to view the home, or book an appointment:
<https://century21lethbridge.ca/feature-listing>

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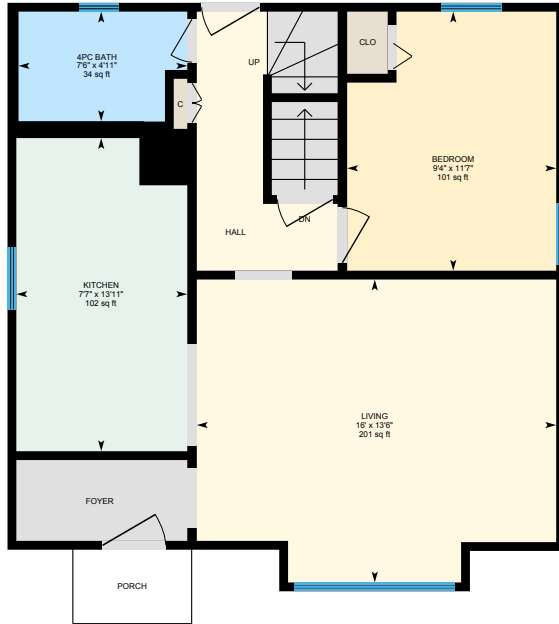
CENTURY 21 FOOTHILLS SOUTH
REAL ESTATE
323 8th St South Lethbridge, AB
T1J 2J5

CENTURY 21.
Foothills South Ltd.

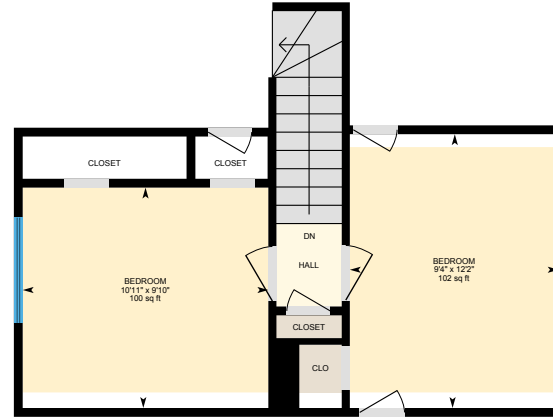


742 15 St N, Lethbridge, AB

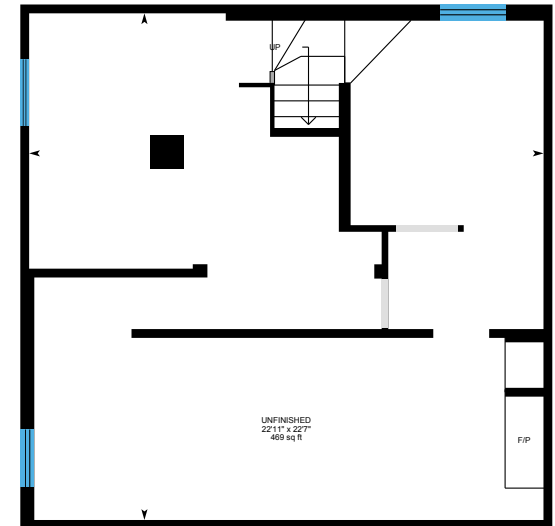
Main Building: Total Exterior Area Above Grade 913.30 sq ft



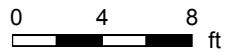
Main Floor
Exterior Area 619.07 sq ft



1st Floor
Exterior Area 294.23 sq ft



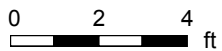
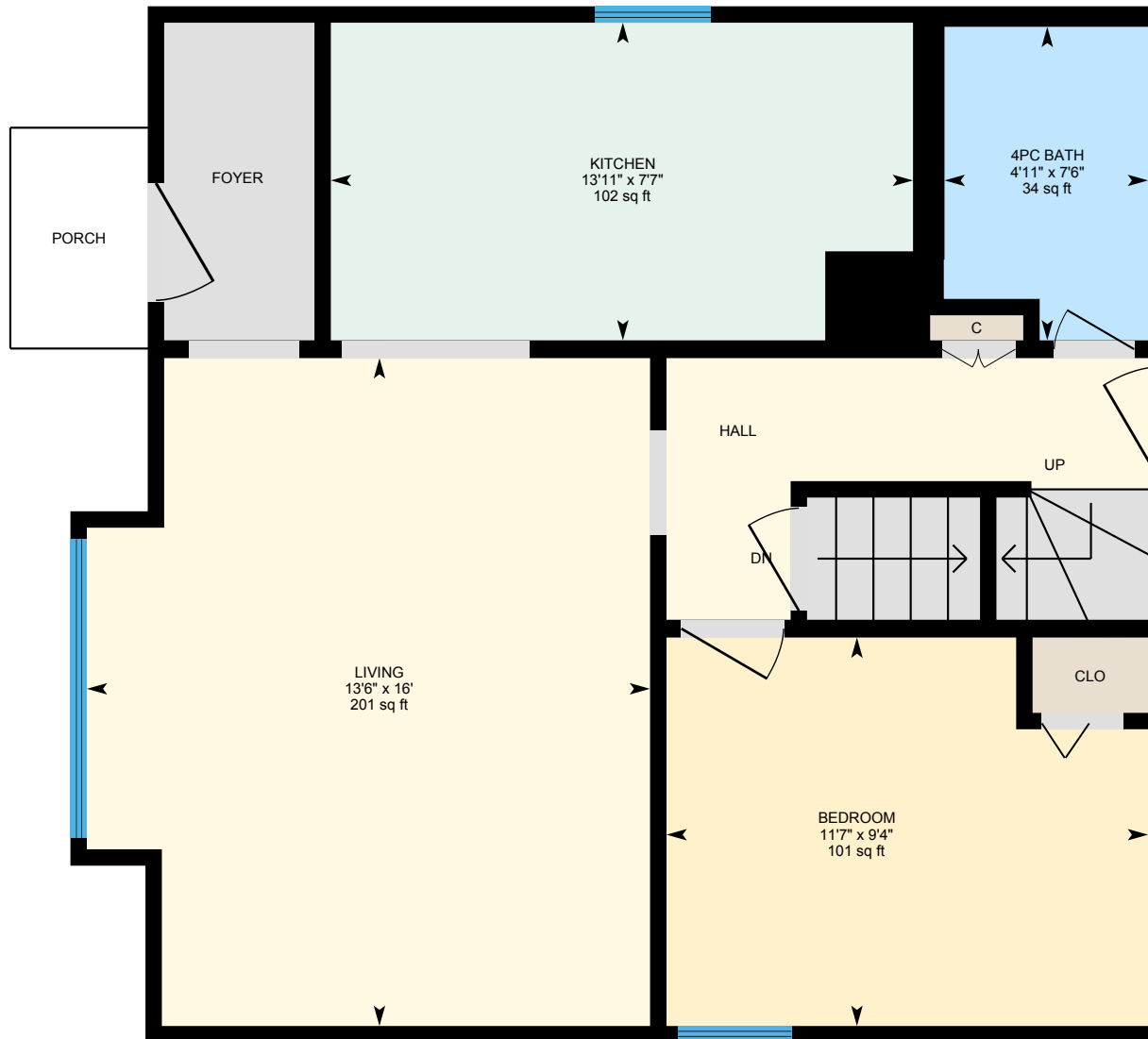
Basement (Below Grade)
Exterior Area 35.53 sq ft



PREPARED: 2022/04/21

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Main Floor Exterior Area 619.07 sq ft
Interior Area 581.46 sq ft

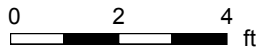
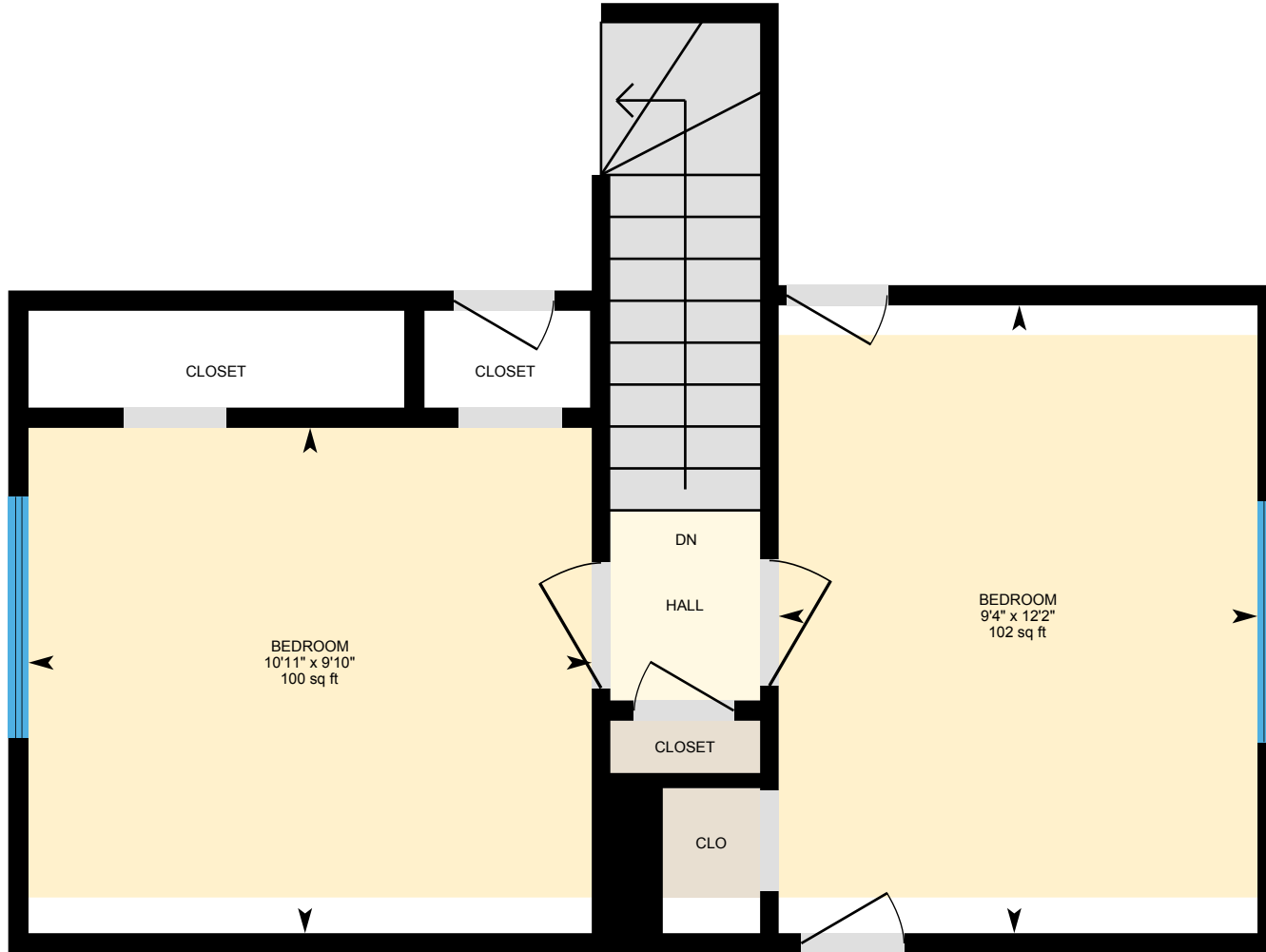


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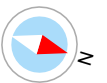


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1st Floor Exterior Area 294.23 sq ft
Interior Area 266.68 sq ft
Excluded Area 41.55 sq ft

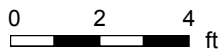
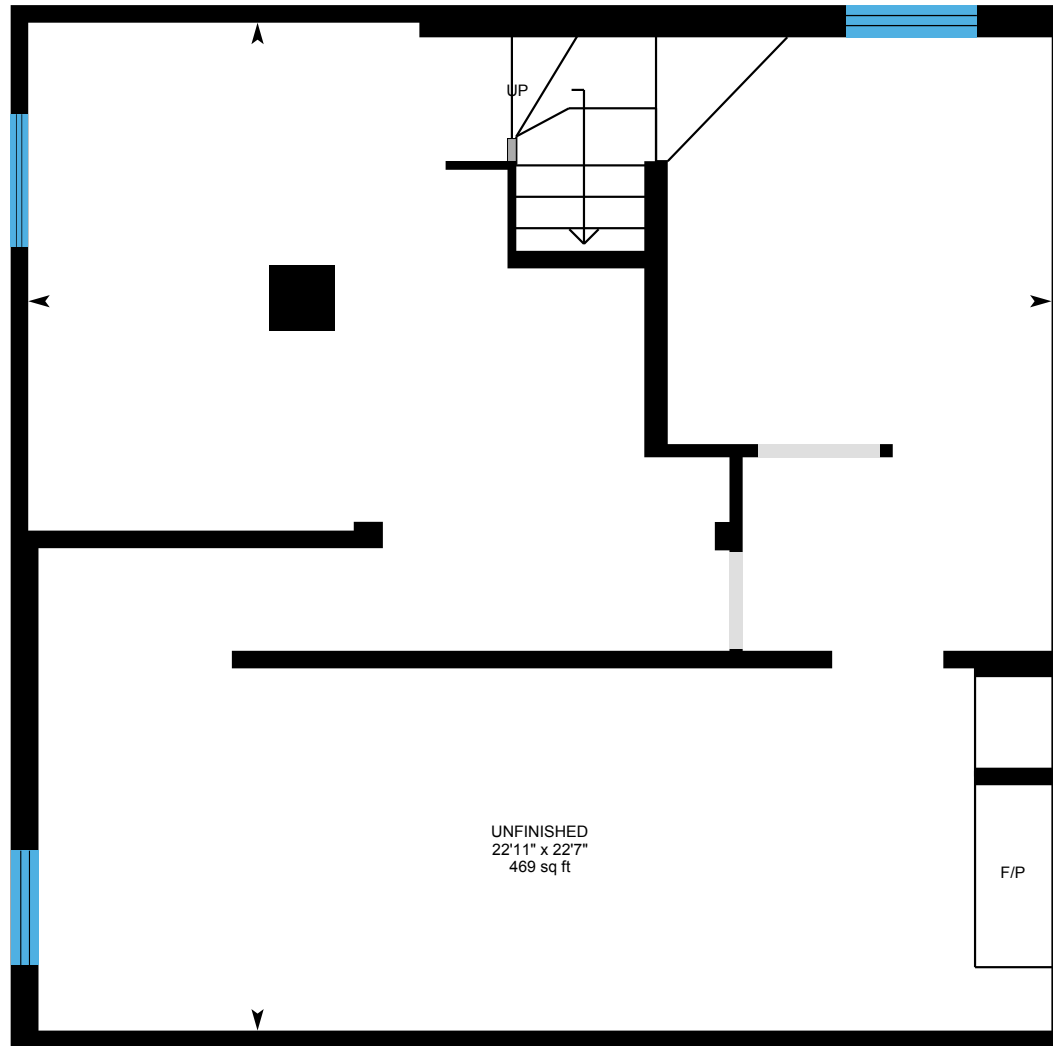


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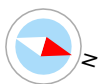


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Basement (Below Grade) Exterior Area 35.53 sq ft
Excluded Area 509.74 sq ft



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Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

4pc Bath: 7'6" x 4'11" | 34 sq ft
Bedroom: 9'4" x 11'7" | 101 sq ft
Kitchen: 7'7" x 13'11" | 102 sq ft
Living: 16' x 13'6" | 201 sq ft

1ST FLOOR

Bedroom: 10'11" x 9'10" | 100 sq ft
Bedroom: 9'4" x 12'2" | 102 sq ft

BASEMENT

Unfinished: 22'11" x 22'7" | 469 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 581.46 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 619.07 sq ft

1ST FLOOR

Interior Area: 266.68 sq ft
Excluded Area: 41.55 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 294.23 sq ft

BASEMENT (Below Grade)

Excluded Area: 509.74 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 35.53 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 848.14 sq ft
Excluded Area: 41.55 sq ft
Exterior Area: 913.30 sq ft