

\$450,000 - 1317 18 Street S, Lethbridge

MLS® #A2249618

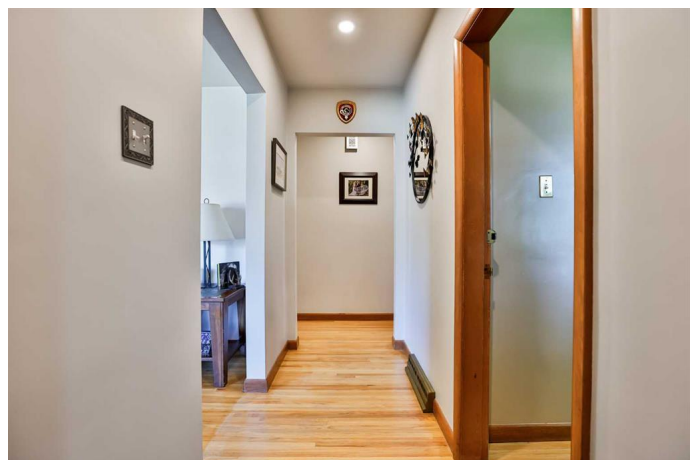
\$450,000

6 Bedroom, 3.00 Bathroom, 1,592 sqft

Residential on 0.20 Acres

Agnes Davidson, Lethbridge, Alberta

Opportunities like this don't come along often! This impressive, sprawling bungalow offers 6 bedrooms, 3 bathrooms, a garage, RV parking, and a long list of updates—all in a highly sought-after location within walking distance to the hospital, Gyro Park, and schools. Currently 3 bedrooms on the main floor plus an office with a built-in desk that could easily be removed to make your 4th bedroom on the main floor. You'll love the character details throughout, from the gleaming hardwood floors and charming laundry chute to the original brass heat detectors and stunning refinished black walnut cabinetry. Thoughtful modern upgrades include updated windows (three bay windows), an upgraded furnace, central A/C, underground sprinklers, fencing, beautifully renovated bathrooms, stylish light fixtures, and updated electrical. Meticulously cared for by the same owner for over 30 years, this home is move-in ready yet brimming with timeless warmth and personality. Don't miss your chance to own a true gem in the heart of the city!



Built in 1955

Essential Information

MLS® # A2249618

Price \$450,000

Bedrooms 6

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,592
Acres	0.20
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1317 18 Street S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2A8

Amenities

Parking Spaces	2
Parking	Single Garage Attached, RV Access/Parking
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	18
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
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