

# \$450,000 - 2015 16 Avenue S, Lethbridge

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MLS® #A2257078

**\$450,000**

5 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

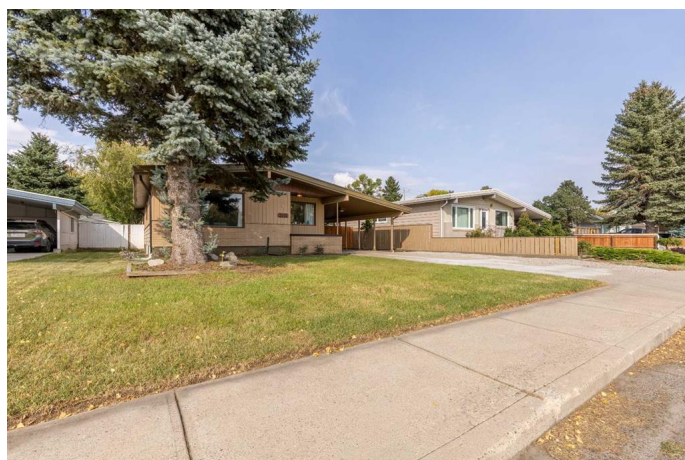
This beautifully updated south side Lethbridge home offers incredible value and versatility with 3 bedrooms upstairs and 2 more in the fully developed basement, making it ideal for families, first-time homebuyers, or savvy investors!! The basement features a non-approved suite, providing the potential for rental income or the option to convert the entire home into a full rental property! Upstairs, enjoy stylish renovations including a new kitchen, a striking feature wall in the living room, updated flooring, fresh paint, and a new backsplash and stainless steel appliances! Downstairs there is a beautifully renovated basement bathroom, a large family room, and two spacious bedrooms! The home also includes central air conditioning for year-round comfort. Outside, you'll find a fully fenced backyard with a grass area perfect for pets or kids, a carport, and tons of off-street parking accessed via the back alley. Located in a convenient area close to the college, this property is bursting with potential—opportunities truly abound here! Whether you're looking to invest or settle into your first home, this one won't last long. Contact your REALTOR® and book your showing today!

Built in 1962

## Essential Information

MLS® #

A2257078



|                |             |
|----------------|-------------|
| Price          | \$450,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,220       |
| Acres          | 0.14        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2015 16 Avenue S |
| Subdivision | Agnes Davidson   |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1K 0Z4          |

### Amenities

|                |                  |
|----------------|------------------|
| Parking Spaces | 4                |
| Parking        | Attached Carport |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Storage                                                              |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                              |
| Cooling           | Central Air                                                                             |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Standard Shaped Lot        |
| Roof              | Tar/Gravel                 |
| Construction      | Brick, Stucco, Wood Siding |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-L                  |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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