

# \$419,900 - 713 18 Street S, Lethbridge

MLS® #A2246007

**\$419,900**

4 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.14 Acres

Victoria Park, Lethbridge, Alberta

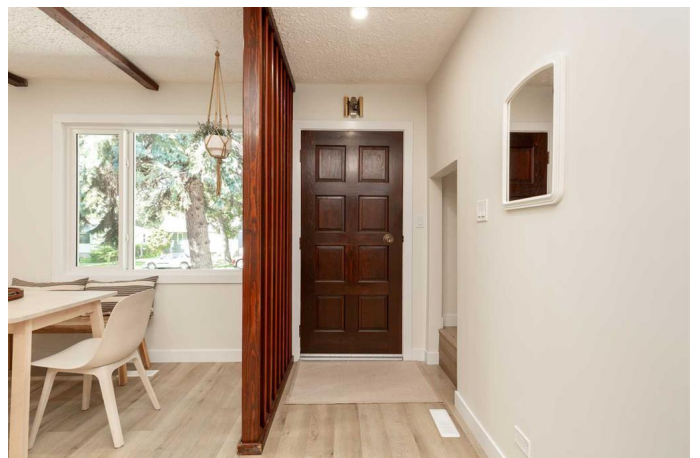
Welcome to 713 18 Street South – a beautifully updated home just steps from the hospital, tucked into a mature and highly sought-after neighbourhood of Victoria Park. This 4-bedroom, 2-bathroom gem blends modern renovations with timeless mid-century design. Inside, you’ll find a completely refreshed interior featuring a brand new kitchen, updated bathrooms, stylish new flooring, fresh paint, trim, carpet, and updated windows throughout. The main floor hosts three spacious bedrooms, including a primary suite with its own Romeo and Juliet balcony—a rare and charming touch. Downstairs, a cozy family room awaits with a wood-burning fireplace, dry bar, and an additional bedroom perfect for guests or a home office. Step outside to a backyard built for relaxing and entertaining, complete with a covered gazebo, a sweet courtyard space, and room to stretch out. With a single detached garage, parking for four vehicles plus an RV, this property is as practical as it is stylish. Whether you’re looking for a turn-key home close to key amenities or a place filled with personality and function—this one is worth a closer look

Built in 1949

## Essential Information

MLS® #                      A2246007

Price                         \$419,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 915         |
| Acres          | 0.14        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 713 18 Street S |
| Subdivision | Victoria Park   |
| City        | Lethbridge      |
| County      | Lethbridge      |
| Province    | Alberta         |
| Postal Code | T1J 3G2         |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Central Vacuum, No Animal Home, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Bookcases |
| Appliances        | See Remarks                                                                                                                                          |
| Heating           | Forced Air                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Wood Burning                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                       |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Courtyard, Other, Private Entrance, Private Yard, Storage |
|-------------------|-----------------------------------------------------------|

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Few Trees, Landscaped, See Remarks, Gazebo |
| Roof            | Asphalt Shingle                                                  |
| Construction    | Stucco, Wood Frame                                               |
| Foundation      | Poured Concrete                                                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 16               |
| Zoning         | R-L              |

### **Listing Details**

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

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