

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

MLS® #A2249618

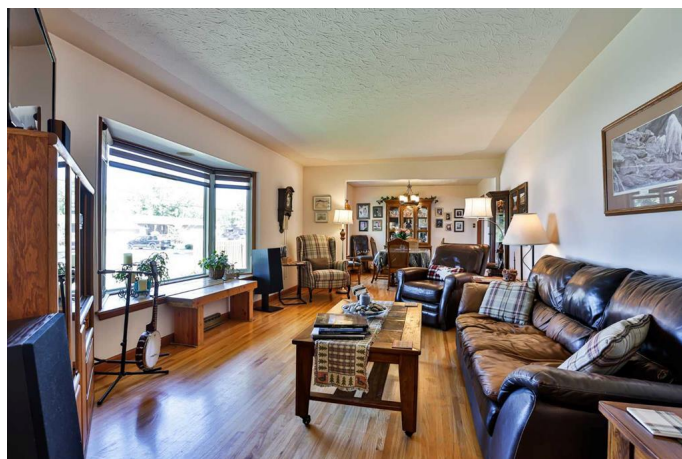
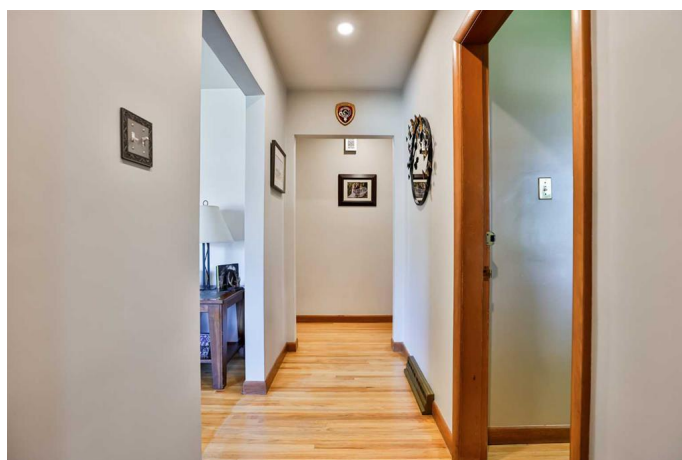
**\$450,000**

6 Bedroom, 3.00 Bathroom, 1,592 sqft

Residential on 0.20 Acres

Agnes Davidson, Lethbridge, Alberta

Opportunities like this donâ€™t come along often! This impressive, sprawling bungalow offers 6 bedrooms, 3 bathrooms, a garage, RV parking, and a long list of updatesâ€”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. Youâ€™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. Donâ€™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	RV Access/Parking, Single Garage Attached
# 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

Zoning R-L

## **Listing Details**

Listing Office Grassroots Realty Group

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.