

# \$399,900 - 1519 16 Avenue S, Lethbridge

MLS® #A2227535

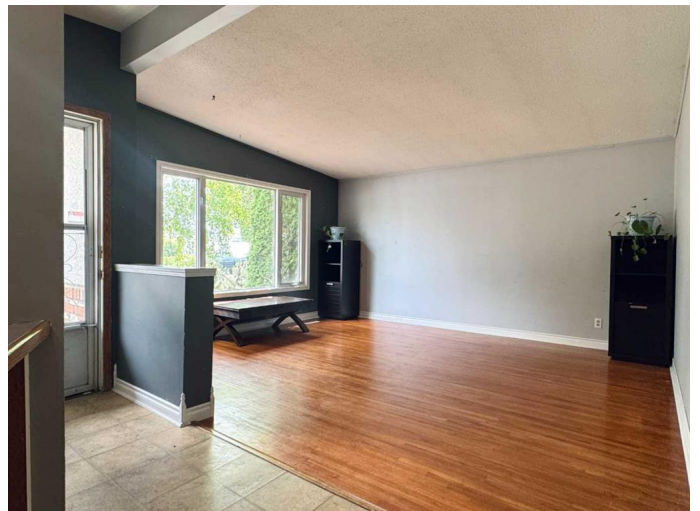
**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,380 sqft

Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

1519 16 Avenue S in the heart of Lethbridge's sought-after south side! This fantastic property boasts a prime central location and ample space for comfortable living. Upon entering, you'll be greeted by a spacious living room bathed in natural light from their large south facing windows. To the right, the kitchen and dining area are a welcoming space for family meals. With three bedrooms conveniently located on the main floor, along with a 4-piece bathroom and another living room with main floor laundry hook-ups. Downstairs, you'll find even more to love with newer flooring. The summer kitchen/laundry room offers practicality, with an additional bedroom and large den/office (previously listings called this a bedroom) provides ample space for family members or guests. The highlight of the lower level is undoubtedly the expansive family room, complete with a cosy gas fireplace, perfect for relaxing evenings or entertaining friends. Plus, a breeze-way to hang out between the home and the super single garage. There is ample parking with the double wide driveway in the front of the home and the garage and room behind the garage as well it has an RV parking pad on the west side of the garage. Located in a prime location, this home boasts proximity to parks, playgrounds, schools, and shopping options, ensuring that all your needs are met with ease. Whether you're seeking an investment property or a place to call home, 1519 16 Avenue S offers the perfect blend of



convenience and comfort. This home has a summer kitchen and can be utilised as an illegally suited with a separate entrance to the downstairs. Treat it as a single family home or illegally suited homeâ€ your choice. Be sure to check out the video tour in the links or on YouTube by searching for the home address.

Built in 1963

### Essential Information

MLS® #	A2227535
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,380
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1519 16 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0Y7

### Amenities

Parking Spaces	5
Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters
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Appliances	Dishwasher, Dryer, Range Hood, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	16
Zoning	R-L

## Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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