

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

MLS® #A2249618

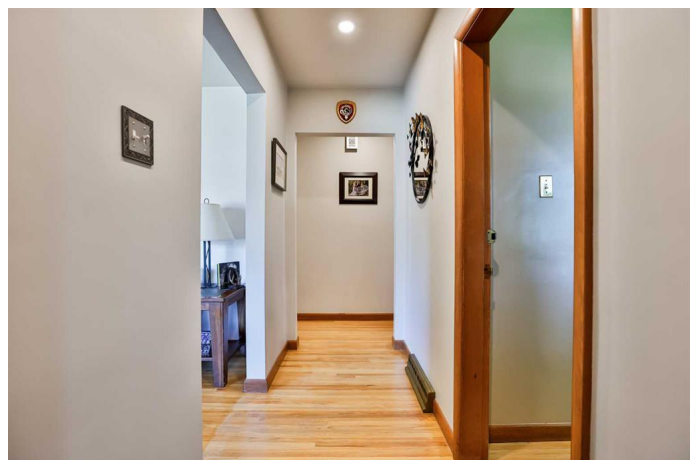
**\$450,000**

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        | 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 |
| Days on Market | 6                 |
| Zoning         | R-L               |

### **Listing Details**

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

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