



GRASSROOTS
REALTY GROUP

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1218 18 Street N
Lethbridge, Alberta

MLS # A2331568



\$359,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bungalow		
Size:	833 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Washer, dryer , fridge, stove

Pride of ownership shines throughout this well-maintained family home, lovingly cared for by its original owner. Offering a functional layout and a spacious yard, this home is full of potential for families, first-time buyers, or anyone looking for a home in an established neighbourhood. With furnace, roof, and hot water tank all modernized within the last 6 years. The main floor features a bright and spacious living room with a large front window, while the kitchen and adjoining dining area provide a welcoming space for everyday living. Two bedrooms are located on the main floor, including one with sliding patio doors leading to the rear deck, making it an ideal home office, guest room, or flex space. The fully developed basement adds even more living space with a large family room complete with a dry bar, a third bedroom, a den, a bathroom with a shower, and a laundry area. Outside, the oversized backyard is filled with mature trees and offers plenty of room for gardening, children to play, or future landscaping ideas. Conveniently located near schools, parks, and playgrounds, this is a wonderful opportunity to own a solid family home in a great neighbourhood.