

# \$330,000 - 1318 18 Avenue S, Lethbridge

MLS® #A2213429

## \$330,000

4 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.16 Acres

Agnes Davidson, Lethbridge, Alberta

South side gem! This well maintained home is located in a mature family neighborhood and is steps away from the sugar bowl and quick access to wherever you need to go! There are 3 bedrooms on the main floor, 1 more in the basement and 2 kitchens! 1 on the main floor and another in the basement giving you the opportunity to use it as a summer kitchen or maybe even a mother-in-law suite. The basement has tons of space including a family room, storage room and even a cold storage/canning room. Updated furnace and A/C. The large lot has a spacious private backyard that is perfect for someone who needs room for the dogs and kids to run around and even has a private garden area that is waiting for your special touch

Built in 1960

## Essential Information

MLS® #	A2213429
Price	\$330,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.16
Year Built	1960
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	1318 18 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1B7

### Amenities

Parking Spaces	1
Parking	Garage Faces Front, Off Street, Oversized, Parking Pad, Concrete Driveway, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters, See Remarks, Separate Entrance
Appliances	Central Air Conditioner, Electric Range, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	4
Zoning	R-L

### Listing Details

Listing Office	Onyx Realty Ltd.
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