

\$399,999 - 515 18 Street N, Lethbridge

MLS® #A2238305

\$399,999

4 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.11 Acres

Westminster, Lethbridge, Alberta

Whether you're a first-time home buyer looking to supplement your mortgage or an investor seeking solid rental potential, this well-cared-for 2nd -owner home, offers unbeatable value and flexibility with the basement suite. Two bedrooms plus 4 piece bathroom up, two bedrooms plus 4 piece bathroom down, separate entrances, separate laundry.

Enjoy peace of mind with recent big-ticket upgrades: Over \$100,000 in upgrades.

- Torch on Membrane Roof on the house and garage (2024)
- High-efficiency furnace (2022)
- Hot water tank (2021)
- Massive basement renovation completed in 2025
- New basement windows and carport windows (2025)

Both levels offer independent living spaces, making it perfect for extended family or future rental income. The spacious yard, detached garage with one piece bathroom, and carport provide extra convenience and functionality. The professionally developed carport area has new electric heat and air circulation, currently used as part of the basement unit.

Whether you're living in it, renting it, or both—this is a smart buy with future upside.

Reach out today to your favorite REALTOR® book your showing!



Built in 1968

Essential Information

MLS® #	A2238305
Price	\$399,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,268
Acres	0.11
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	515 18 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3G6

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	No Animal Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Wood Windows
Appliances	Electric Stove, Garage Control(s), Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Other
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Flat Torch Membrane
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	8
Zoning	R-L(W)

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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