

# \$389,900 - 806 18 Street N, Lethbridge

MLS® #A2208537

**\$389,900**

6 Bedroom, 3.00 Bathroom, 1,179 sqft  
Residential on 0.12 Acres

Westminster, Lethbridge, Alberta

You'll be pleasantly surprised at the amount of space in this home with its 6 bedrooms and 2.5 bathrooms! Step through the front door and be greeted by the natural light that pours into the windows surrounding the main floor living area on three sides. This open concept living space begins with the large front living room and open to the spacious kitchen with beautiful oak cabinetry and is followed by the dining space at the back of the home. Also on the main floor is the primary bedroom with ample space for a king-sized bed and bedroom furniture, a second bedroom perfect for any little ones or an office space, and the 4-piece bathroom with tub/shower combo. The basement is well laid out and maximizes the usable space featuring a huge family room, 4 bedrooms, and the second and third bathrooms. Outside is a spacious deck that opens to the nice sized back yard with a big shed, fire pit and play structure for the kids. This home is steps away from Galbraith Elementary school and close to all kinds of shopping. Numerous updates have been completed over the years including plumbing and electrical(2013), HWT (2022), Furnace and A/C(2023, Electrical panel(2023), newer windows and some new appliances.

Built in 1894

## Essential Information

MLS® #

A2208537



Price	\$389,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.12
Year Built	1894
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	806 18 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H3H2

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Landscaped, Street Lighting
Roof	Asphalt Shingle, Flat Torch Membrane

Construction	Vinyl Siding, Veneer
Foundation	Wood

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	R-L(W)

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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