

# \$239,900 - 813 18 Street N, Lethbridge

MLS® #A2210495

**\$239,900**

3 Bedroom, 2.00 Bathroom, 549 sqft

Residential on 0.13 Acres

Westminster, Lethbridge, Alberta

Welcome to this charming and move-in-ready home in the heart of Westminster, North Lethbridge. With over 1,000 square feet of total living space, this 3-bedroom, 1.5-bathroom gem is the perfect place to begin your homeownership journey or settle into as a growing family.

This home sits on a generous 5,000+ square foot lot, offering a large yard with plenty of space for outdoor living. Whether you're dreaming of hosting summer BBQs, planting a backyard garden, setting up a play area for the kids, or just enjoying your morning coffee outdoors, this yard has the space to bring those ideas to life. Bonus: there are three storage sheds on the property, giving you ample space for tools, toys, or seasonal items.

Inside, the layout is bright, functional, and full of potential. The main floor offers great flow between living spaces. The home is move-in ready, with a new dishwasher, updated hot water tank, and a roof that's less than five years old.

One of the biggest advantages is the location. You're right beside Galbraith Elementary School, making morning routines simple and giving you quick access to nearby green space and playgrounds. It's a peaceful, family-friendly neighborhood with convenient access to shops, transit, and other amenities.



If you're looking for an affordable home with space to grow and the chance to put down roots in a well-established community, this one is worth a look. Move-in ready, well-located, and full of opportunity. Come see it for yourself!

Built in 1950

### Essential Information

MLS® #	A2210495
Price	\$239,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	549
Acres	0.13
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	813 18 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3H1

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	10
Zoning	R-L(W)

## Listing Details

Listing Office	Lethbridge Real Estate.com
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