



GRASSROOTS
REALTY GROUP

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1802 16 Avenue S
Lethbridge, Alberta

MLS # A2222261



\$449,900

Division:	Agnes Davidson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,061 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Gazebo, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Separate Entrance		

Inclusions: Under Ground Sprinklers

Welcome to this beautifully upgraded home in the heart of Agnes Davidson—one of Lethbridge’s most desirable neighborhoods! Boasting 5 bedrooms and 2 full bathrooms, this home offers the perfect blend of comfort, style, and functionality. The main floor features a stunning new kitchen with soft-close cabinetry and newer appliances, along with three spacious bedrooms—ideal for families of all sizes. The fully renovated basement is a standout, offering two additional bedrooms, a stylish full bathroom, a cozy family room for movie nights, and a bright, spacious laundry area. Outside, you'll love the low-maintenance, beautifully landscaped yard complete with underground sprinklers, a lovely deck, a firepit, and a gazebo—perfect for summer entertaining. The detached garage is newly roofed and has been upgraded to include a one-car space plus a bonus room, ideal for a man cave, workshop, or creative studio. Major mechanical updates include a 2-year-old furnace motherboard, a 2-year-old hot water tank, and a 10-year-old house roof—ensuring peace of mind for years to come. This move-in-ready gem is a rare find in an established, family-friendly community!