



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

515 18 Street N
Lethbridge, Alberta

MLS # A2238305



\$389,999

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,268 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas, Other	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Wood Windows		

Inclusions: (1) Fridge, (2) Stoves, (2) Hood Fans, (2) Washers, (2) Dryers, (1) Garage Door Opener

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 upgardes. - 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!