



GRASSROOTS
REALTY GROUP

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713 18 Street S
Lethbridge, Alberta

MLS # A2246007



\$419,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	915 sq.ft.	Age:	1949 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Gazebo, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, No Animal Home, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR microwave, Washer, Dryer, Garage door opener and remote, All sheds and outbuildings (as is), Central AC, Central vac (as is), Hot tub (as is)

Welcome to 713 18 Street South — a beautifully updated home just steps from the hospital, tucked into a mature and highly sought-after neighbourhood of Victoria Park. This 4-bedroom, 2-bathroom gem blends modern renovations with timeless mid-century design. Inside, you'll find a completely refreshed interior featuring a brand new kitchen, updated bathrooms, stylish new flooring, fresh paint, trim, carpet, and updated windows throughout. The main floor hosts three spacious bedrooms, including a primary suite with its own Romeo and Juliet balcony—a rare and charming touch. Downstairs, a cozy family room awaits with a wood-burning fireplace, dry bar, and an additional bedroom perfect for guests or a home office. Step outside to a backyard built for relaxing and entertaining, complete with a covered gazebo, a sweet courtyard space, and room to stretch out. With a single detached garage, parking for four vehicles plus an RV, this property is as practical as it is stylish. Whether you're looking for a turn-key home close to key amenities or a place filled with personality and function—this one is worth a closer look