



**GRASSROOTS**  
REALTY GROUP

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**1317 18 Street S**  
**Lethbridge, Alberta**

**MLS # A2249618**



**\$450,000**

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,592 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** A/C, u/g sprinklers, shed, hot tub

Opportunities like this don't come along often! This impressive, sprawling bungalow offers 6 bedrooms, 3 bathrooms, a garage, RV parking, and a long list of updates—all in a highly sought-after location within walking distance to the hospital, Gyro Park, and schools. Currently 3 bedrooms on the main floor plus an office with a built-in desk that could easily be removed to make your 4th bedroom on the main floor. You'll love the character details throughout, from the gleaming hardwood floors and charming laundry chute to the original brass heat detectors and stunning refinished black walnut cabinetry. Thoughtful modern upgrades include updated windows (three bay windows), an upgraded furnace, central A/C, underground sprinklers, fencing, beautifully renovated bathrooms, stylish light fixtures, and updated electrical. Meticulously cared for by the same owner for over 30 years, this home is move-in ready yet brimming with timeless warmth and personality. Don't miss your chance to own a true gem in the heart of the city!