



GRASSROOTS
REALTY GROUP

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2414 18 Street N
Lethbridge, Alberta

MLS # A2280544



\$354,900

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	827 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

This meticulously maintained home is located in a quiet North Side neighborhood and offers 3 bedrooms and 1.5 bathrooms. The pride of ownership is evident through extensive upgrades including a high-efficiency furnace and central air ('07/'08), a new hot water tank (2022), a newer roof ('17), and main floor windows ('06). The interior features a smart thermostat, fully upgraded electrical switches and lighting, new front entrance flooring, and a beautifully renovated main bathroom. Outside, the property boasts a nicely landscaped yard with a private patio, a large deck ('18), and extra parking. A standout feature is the double detached garage which has been fully insulated, drywalled, and vented in both the walls and roof, making it a functional year-round workspace. With modern GFI updates and added venting in the bathrooms, this home is truly move-in ready and built to last. Perfect starter detached home for first time buyers. Don't delay, this one is ready for its new owner today! Contact your Realtor® to set up your private showing!