



GRASSROOTS
REALTY GROUP

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1014 18 Street S
Lethbridge, Alberta

MLS # A2108108



\$645,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1950 (74 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Underground Sprinklers		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wired for Data

Inclusions: None

Welcome to 1014 18 St S located in a beautiful well-established neighborhood in Lethbridge. This custom built 1950 bungalow has been fully gutted and renovated with modern rustic touches, quality finishes, and craftsmanship. Key upgrades include: new hvac, plumbing and gas, insulation, electrical, flooring, kitchen, drywall, paint, baths, double detached garage (10ft height), fence, sod, underground sprinklers, stone, fireplace, windows, doors, blinds, appliances, decks, and much more. This home was not completed overnight and was professionally built in all aspects. The upstairs features an open concept which includes impressive vaulted ceilings, a brand-new kitchen with custom cabinets, quartz countertops and a large built-in pantry. The living room boasts attractive cedar beams, matched with a stone chimney and a gas fireplace. The main floor has Hickory hardwood floors throughout the kitchen, dining room, hallway, and living room. Also upstairs you will find 2 bedrooms (master), main bath, ensuite, and main floor laundry. Downstairs you will find a large family room accompanied by a LEGAL studio suite. The suite includes an open concept, separate heating, soundproof barrier, separate walk out, and plenty of natural light from the upgraded windows. This home is located in a prime location, conveniently situated in a desirable neighborhood, close to amenities, schools, and parks. Don't miss the opportunity to make this timeless gem an investment of your own!