



GRASSROOTS
REALTY GROUP

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813 18 Street N
Lethbridge, Alberta

MLS # A2210495



\$239,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	549 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Sheds x 3

Welcome to this charming and move-in-ready home in the heart of Westminster, North Lethbridge. With over 1,000 square feet of total living space, this 3-bedroom, 1.5-bathroom gem is the perfect place to begin your homeownership journey or settle into as a growing family. This home sits on a generous 5,000+ square foot lot, offering a large yard with plenty of space for outdoor living. Whether you're dreaming of hosting summer BBQs, planting a backyard garden, setting up a play area for the kids, or just enjoying your morning coffee outdoors, this yard has the space to bring those ideas to life. Bonus: there are three storage sheds on the property, giving you ample space for tools, toys, or seasonal items. Inside, the layout is bright, functional, and full of potential. The main floor offers great flow between living spaces. The home is move-in ready, with a new dishwasher, updated hot water tank, and a roof that's less than five years old. One of the biggest advantages is the location. You're right beside Galbraith Elementary School, making morning routines simple and giving you quick access to nearby green space and playgrounds. It's a peaceful, family-friendly neighborhood with convenient access to shops, transit, and other amenities. If you're looking for an affordable home with space to grow and the chance to put down roots in a well-established community, this one is worth a look. Move-in ready, well-located, and full of opportunity. Come see it for yourself!