

\$319,900 - 618 16 Street N, Lethbridge

MLS® #A2256832

\$319,900

5 Bedroom, 2.00 Bathroom, 746 sqft

Residential on 0.02 Acres

Westminster, Lethbridge, Alberta

Fantastic revenue opportunity! This property sits on a large corner lot with mature trees, a spacious backyard, and plenty of parking, making it attractive to tenants and owners alike. The main floor features a comfortable living room, functional kitchen, two bedrooms plus den, a full bathroom, and in-suite laundry. The legal lower level is suited and offers its own living room, kitchen, two bedrooms, full bathroom, and separate laundry, providing excellent income potential. With two self-contained living spaces, this property is well-suited for investors looking to maximize rental returns or for those who want to live on one level and rent the other.

Built in 1949

Essential Information

MLS® #	A2256832
Price	\$319,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	746
Acres	0.02
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



Community Information

Address	618 16 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3A9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Separate Entrance
Appliances	See Remarks
Heating	Combination
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	15
Zoning	RES

Listing Details

Listing Office	REAL BROKER
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