

# \$450,000 - 2015 16 Avenue S, Lethbridge

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MLS® #A2257078

**\$450,000**

5 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.14 Acres

Agnes Davidson, Lethbridge, Alberta

This beautifully updated south side Lethbridge home offers incredible value and versatility with 3 bedrooms upstairs and 2 more in the fully developed basement, making it ideal for families, first-time homebuyers, or savvy investors!! The basement features a non-approved suite, providing the potential for rental income or the option to convert the entire home into a full rental property! Upstairs, enjoy stylish renovations including a new kitchen, a striking feature wall in the living room, updated flooring, fresh paint, and a new backsplash and stainless steel appliances! Downstairs there is a beautifully renovated basement bathroom, a large family room, and two spacious bedrooms! The home also includes central air conditioning for year-round comfort. Outside, you'll find a fully fenced backyard with a grass area perfect for pets or kids, a carport, and tons of off-street parking accessed via the back alley. Located in a convenient area close to the college, this property is bursting with potential—opportunities truly abound here! Whether you're looking to invest or settle into your first home, this one won't last long. Contact your REALTOR® and book your showing today!

Built in 1962

## Essential Information

MLS® #

A2257078



Price	\$450,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2015 16 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0Z4

### Amenities

Parking Spaces	4
Parking	Attached Carport

### Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Standard Shaped Lot
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 17th, 2025
Days on Market	2
Zoning	R-L

**Listing Details**

Listing Office	Grassroots Realty Group
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