

\$450,000 - 2418 18 Avenue S, Lethbridge

MLS® #A2257155

\$450,000

3 Bedroom, 3.00 Bathroom, 1,687 sqft

Residential on 0.04 Acres

Agnes Davidson, Lethbridge, Alberta

YOU will love coming home to the PERFECT Setting in a Prime Agnes Davidson Location! Tucked away in a quiet cul-de-sac just one block from Lions Centennial Park, this sprawling 1685 sq ft bungalow is the kind of home youâ€™ve been waiting for. From here, you can walk to The Movie Mill, IHOP, The Keg, coffee shops, pubs, and so much more...what a location!

Inside, youâ€™ll find potential in a spacious and open layout with 3 large main floor bedrooms, main floor laundry, and an XL kitchen featuring an abundance of cabinetry. The sunken living room is a focal point, with a skylight, brick-faced fireplace, and a view of your lush, private backyard. 2 full bathrooms round out the main level of this home.

The lower level is full of possibilities! With a large family room (easily reconfigured to add an extra bedroom if desired), a 4-piece bathroom, a workshop with venting and sink, cold storage room, and even two furnaces, each dedicated to one side of the home for zoned heating/cooling...youâ€™ll have space and comfort at every turn.

And donâ€™t forget the attached garage, adding practicality to this already winning formula.

This is more than just a home...itâ€™s a lifestyle in one of the most convenient and desirable areas of the city. Donâ€™t miss your chance to make it yours!

Built in 1966



Essential Information

MLS® #	A2257155
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,687
Acres	0.04
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2418 18 Avenue S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 1C9

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Skylight(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac
Roof	Flat Torch Membrane
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	4
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.