

# \$445,000 - 1506 15 Street North, Lethbridge

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MLS® #A2227992

## \$445,000

5 Bedroom, 3.00 Bathroom, 1,146 sqft

Residential on 0.14 Acres

Winston Churchill, Lethbridge, Alberta

Spacious & Updated 5-Bedroom Home with Suite Setup – New Roof Included!

This well-cared-for North Lethbridge home offers space, flexibility, and income potential, perfect for families, extended living, or rental use. Over the past three years, the home has undergone thoughtful cosmetic upgrades to both levels, combining comfort with opportunity. The main floor features 3 bedrooms, a fully renovated bathroom, and stylish updates throughout, including new flooring, trims, doors, and modern lighting. The primary bedroom includes its own private powder room for added convenience.

Downstairs, youâ€™ll find a suite-style setup (non-legal) with 2 bedrooms, a second kitchen, an updated living area, and a functional 3-piece bathroom – ideal for guests, older kids, or potential rental income. The stove, washer, and dryer were purchased just a year ago, adding even more value and reliability to this move-in-ready property. Enjoy a large backyard, single garage, and covered parking pad for added practicality. And for long-term peace of mind, a brand new roof will be installed before possession. Located near parks, schools, shopping, and transit, this home also offers room to add your own touches and build equity over time.



Built in 1971

## Essential Information

MLS® #	A2227992
Price	\$445,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,146
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1506 15 Street North
Subdivision	Winston Churchill
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H2Z2

### Amenities

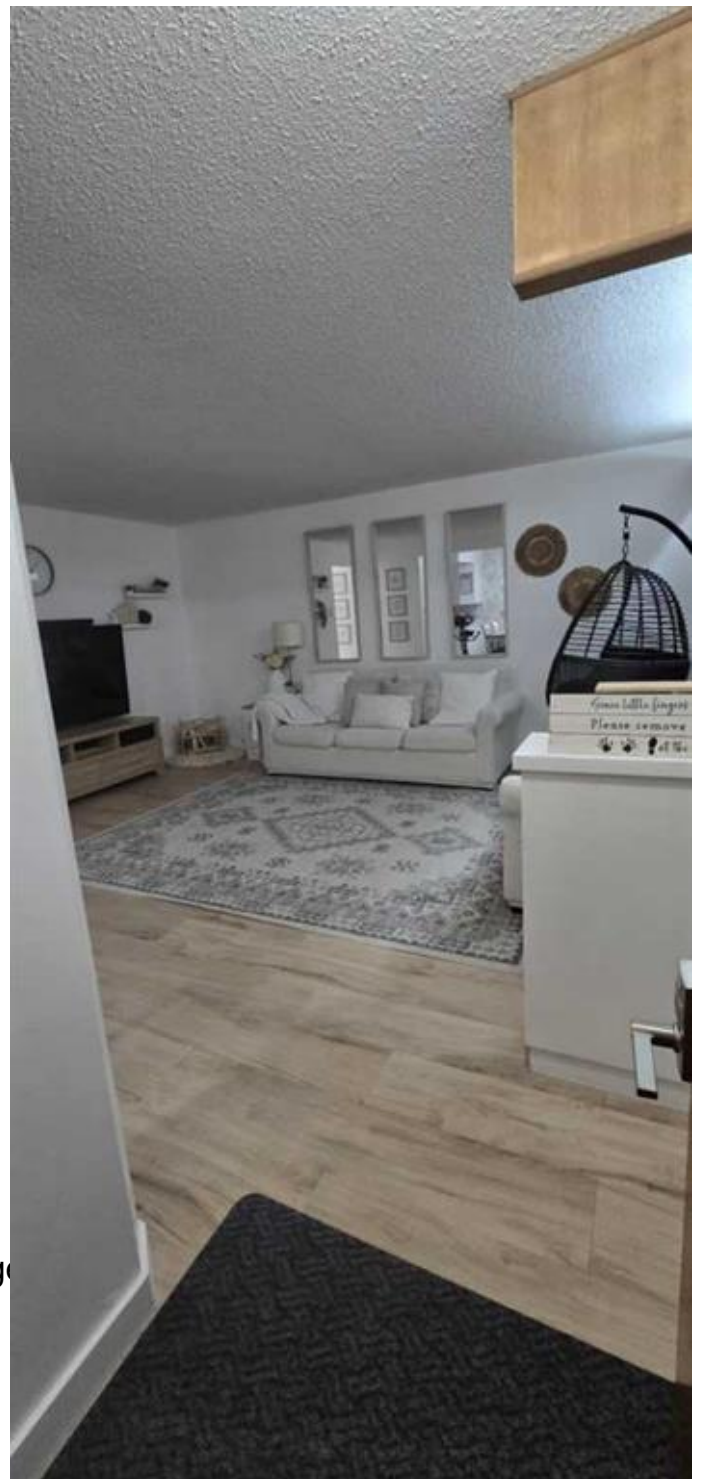
Parking Spaces	6
Parking	Parking Pad, Single Garage, Carport, Multiple Driveways
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance,
Appliances	Range Hood, Refrigerator, Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk Up To Grade

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
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Lot Description	Back Yard, Front Yard
Roof	Other
Construction	Brick, Stucco
Foundation	Poured Concrete

**Additional Information**

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

**Listing Details**

Listing Office	Initia Real Estate
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