

# \$250,000 - 508 16 Street N, Lethbridge

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MLS® #A2244025

## \$250,000

4 Bedroom, 1.00 Bathroom, 764 sqft

Residential on 0.18 Acres

Westminster, Lethbridge, Alberta

Lovingly cared for over the years, this charming home is the perfect blend of comfort, space, and potential with 2 bedrooms on the main floor and 2 more downstairs. The basement is partially finished and functional, featuring a large concrete rec room/utility area, generous under the stairs storage, and two cozy, finished carpeted bedrooms. Step outside to discover the true highlight! An expansive 63' x 125' lot, with most of the space dedicated to the peaceful backyard. Whether you're dreaming of summer barbecues, a lush garden, or simply room to unwind, this yard has it all: raised garden boxes for your dream garden, 4 handy storage sheds, and a majestic Elderwood tree offering shade and charm. With thoughtful updates over the years you will have a peace of mind and comfort. Located just a short walk from Westminster School & Pool, No Frills, and all the vibrant amenities along 13 Street, you'll also enjoy easy access to major routes and the highway making everyday life that much more convenient. Whether you're starting out, settling down, or looking for a great investment, this inviting, move-in-ready home is waiting for its next chapter. Come see the potential and feel the care that's gone into every corner.

Built in 1948

## Essential Information



MLS® #	A2244025
Price	\$250,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.18
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	508 16 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 3A6

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Side By Side, Unpaved

### Interior

Interior Features	Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                Poured Concrete

### **Additional Information**

Date Listed                July 30th, 2025

Days on Market        2

Zoning                    R-L(W)P

### **Listing Details**

Listing Office            RE/MAX REAL ESTATE - LETHBRIDGE

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