

# \$300,000 - 325 15 Street N, Lethbridge

MLS® #A2245458

**\$300,000**

2 Bedroom, 1.00 Bathroom, 927 sqft

Residential on 0.15 Acres

Westminster, Lethbridge, Alberta

This well-maintained 2-bedroom, 1-bathroom home on Lethbridge's north side offers fantastic curb appeal, a warm, functional layout, and new windows! Inside, you'll find a spacious living room, dedicated dining area, and a well-equipped kitchen with stainless steel appliances and newer cabinetry! The home features main floor laundry and two generously sized bedrooms, making it perfect for small families or tenants. The partial basement offers great storage or potential for future development to suit your needs. Step outside to a large backyard with back alley access, leading to a massive detached heated shop—a dream space for car enthusiasts, hobbyists, or those needing extra storage. The shop includes a mechanic's pit, and two garage doors - one facing the back alley and another facing the street. A large swing gate at the front of the house provides drive-through access for vehicles, creates excellent RV or trailer parking on the side of the home. Located close to schools, parks, and other fantastic amenities, this property is not only move-in ready but also holds fantastic potential as a starter home or revenue property. Don't miss this rare find—homes with shops like this don't come up often! Call your favourite REALTOR® and book your showing today!

Built in 1909

## Essential Information



MLS® #	A2245458
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	927
Acres	0.15
Year Built	1909
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	325 15 Street N
Subdivision	Westminster
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 2X7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 11th, 2025
Days on Market	3
Zoning	R-L(W)

### **Listing Details**

Listing Office	Grassroots Realty Group
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