

# \$314,900 - 1718 20 Street S, Lethbridge

MLS® #A2245499

## \$314,900

3 Bedroom, 2.00 Bathroom, 960 sqft  
Residential on 0.12 Acres

Agnes Davidson, Lethbridge, Alberta

Attention First time buyers ! Here is an excellent opportunity to buy a starter home and get invested in the real estate market! The home is not perfect but it is a solid home with 3 bedrooms up, and 2 bathrooms, single detached garage and only steps away from Agnes Davidson School and close to Sugar bowl hill ! Bring your enthusiasm, some paint, and your ideas and bring back to life this solid Bungalow in a choice neighborhood. The basement is wide open so bring your ideas for how you want to frame those rooms. There is a 3 piece bathroom in the basement. The lot is 52' x 100" with a detached rear garage ( 12' x 20") with additional parking beside the garage for the trailer or extra vehicles. This property is part of an Estate and the Executor has never seen the property so this home is being Sold AS IS. We have no warranties and this home has been a rental property for many years. The location is so convenient and very hard to find a solid home in this price range in a choice south side location.

Built in 1951

## Essential Information

MLS® #	A2245499
Price	\$314,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	960
Acres	0.12
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1718 20 Street S
Subdivision	Agnes Davidson
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2G3

### Amenities

Parking Spaces	4
Parking	Garage Faces Rear, Off Street, Single Garage Detached, Rear Drive
# of Garages	1

### Interior

Interior Features	Wood Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

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

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE



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