

\$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
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
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