

**2510 18 Street N
Lethbridge, Alberta**

MLS # A2298141



\$399,000

Division:	Winston Churchill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,039 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows, Wood Windows		

Inclusions: Blue Workbench in Garage/All wall attached shelves-benches in Garage

Welcome to this solid and well-maintained bi-level home located in the established Winston Churchill neighborhood of Lethbridge's north side. Offering a functional layout and great potential, this property is ideal for families, investors, or buyers looking to add value. This home features 4 bedrooms (2 up, 2 down) and 2 full bathrooms, with over 1,000 sq. ft. of developed living space above grade plus a fully finished basement. The main floor offers a bright and open living/dining area, a practical kitchen with ample cabinetry, and two generously sized bedrooms. Downstairs, you'll find a spacious family room along with two additional bedrooms—perfect for growing families or guests. A separate entrance to the basement gives the new owner a suitable option. Situated on a 50' x 115' lot, the property includes a large 24' x 26' double detached garage, ideal for parking, storage, or a workshop. The yard is fully fenced and backs onto a green space, providing added privacy and a great outdoor setting. Located close to schools, parks, playgrounds, and shopping amenities, with easy access to Uplands and other northside conveniences, this is a great opportunity to own in a mature, family-friendly community. Whether you're looking for a comfortable home or a smart investment, this property offers solid value in a desirable location.