

311 18 Street N
Lethbridge, Alberta

MLS # A2320671



\$449,900

Division:	Westminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	899 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stucco, Wood Siding	Zoning:	R-L(W)
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Bsmt Fridge, Bsmt Stove, Moveable Shed, Gazebo

Located on a corner lot across from greenspace in an established North Lethbridge neighbourhood, this property offers the flexibility and options that many buyers are looking for. Whether you're considering multi-generational living, living up and renting down, or simply wanting extra space for family, this home gives you room to make it work for your lifestyle. The main floor features 2 bedrooms, 1 bathroom, a spacious living room, and kitchen/dining area. The lower level offers a separate illegal suite area complete with its own kitchen, 2 bedrooms, and 1 bathroom, creating additional living space and future possibilities. All kitchen appliances, along with the washer and dryer, are included, and central air conditioning helps keep you comfortable throughout the summer months. Step outside and enjoy the patio area complete with a gazebo, creating a great space to relax, entertain, or enjoy your morning coffee. The shed provides additional storage, while the mature yard, single attached garage, and large corner lot offer plenty of room to enjoy. With greenspace right across the street and Westminster School, the outdoor pool, shopping, parks, playgrounds, and other amenities nearby, this property offers convenience, flexibility, and a lifestyle that is ready to enjoy from day one.