

**1908 18 Street N**  
**Lethbridge, Alberta**

**MLS # A2345816**



**\$370,000**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Winston Churchill                                               |               |                   |
| <b>Type:</b>     | Residential/House                                               |               |                   |
| <b>Style:</b>    | Bungalow                                                        |               |                   |
| <b>Size:</b>     | 1,180 sq.ft.                                                    | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 5                                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Covered, Off Street                                             |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden, Landscaped, Lawn, Street Lighting |               |                   |

|                    |                                                    |                   |     |
|--------------------|----------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Flat Torch Membrane                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick                                              | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home |                   |     |

**Inclusions:** FRIDGE, COUNTERTOP STOVE, HOOD FAN, BUILT-IN WALL OVEN, DISHWASHER, WASHER X 2, DRYER X 2, STOVE IN BASEMENT, FRIDGE IN BASEMENT, ALL WINDOW COVERINGS, CENTRAL VAC, CENTRAL A/C, SHED (ALL INCLUDED GOODS SOLD IN "AS IS" CONDITION)

Bring your imagination to the possibilities presented by this spacious, very clean, 5 bedroom bungalow just 2 blocks from Winston Churchill High School. The main floor features 3 good sized bedrooms and a 4 piece bath with enough counter space for double sinks and a bright kitchen/dining space with original oak cabinets in solid condition plus updates to some appliances. In the basement, you will find an illegal/non-permitted 2 bedroom suite (one of the bedrooms measures 12' x 12' with a large double closet), another 3 piece bathroom and a cozy family room with a wood burning fireplace. The basement has its own laundry located in the kitchenette and a second washer/dryer are located in the furnace/utility room that measures 15 x 13 (leaving plenty of room for a crafting space or workshop.. or just lots of great storage!) The home also features newer windows, an updated furnace and membrane roof (2021). The single attached carport provides covered parking at front and there's also concrete off street parking for 1 at back with gate access for an RV. The yard is fully enclosed with a low maintenance metal fencing and has a large garden area. The possibilities are endless... view this one today!