Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

819 16 Street S
Lethbridge, Alberta

MLS # A2357596

$469,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,117 sq.ft.	**Age:**	1951 (75 yrs old)
Beds:	4	**Baths:**	2
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	**Zoning:**	R-L
Foundation:	Poured Concrete, See Remarks	**Utilities:**	-
Features:	Built-in Features, No Smoking Home, See Remarks, Separate Entrance, Storage		

Inclusions: fridge (2), stove (2), washer/dryer combo (up), washer, dryer (down), window coverings (not belonging to tenant)

EXCELLENT REVENUE OPPORTUNITY WITH A LEGAL BASEMENT SUITE! Ideally situated within walking distance of the Lethbridge Regional Hospital, this well-maintained 1,100 sq. ft. bungalow offers an outstanding opportunity for homeowners and investors alike. Situated on a generous 63' x 130' lot with convenient rear-lane access, this versatile property has benefited from numerous recent improvements, including updated shingles, flooring, bathrooms, furnace, hot water heater, electrical, basement kitchen, and more! The bright and inviting main floor features an updated kitchen with newer countertops and an attractive tile backsplash, along with the added convenience of separate laundry facilities. Large kitchen windows overlook the expansive backyard, offering plenty of room for gardening enthusiasts, outdoor entertaining, or the construction of that dream garage you've always wanted—perhaps even all three! The fully developed lower level features a LEGAL two-bedroom basement suite, complete with a beautifully updated kitchen, cozy gas fireplace, private laundry facilities, and a separate rear entrance. Whether you're looking to offset your mortgage with rental income, accommodate extended family, or add a solid revenue property to your investment portfolio, the possibilities are certainly appealing. A single attached front garage provides sheltered parking for a smaller vehicle, while the oversized lot offers exceptional flexibility for future use. With its desirable hospital-area location, extensive updates, and legal suite, this is a property that deserves your attention!

Copyright (c) 2026 Anne French. Listing data courtesy of RE/MAX REAL ESTATE - LETHBRIDGE. Information is believed to be reliable but not guaranteed.