

**222 18 Street N**  
**Lethbridge, Alberta**

**MLS # A2209008**



**\$242,500**

|                  |                             |               |                    |
|------------------|-----------------------------|---------------|--------------------|
| <b>Division:</b> | Westminster                 |               |                    |
| <b>Type:</b>     | Residential/House           |               |                    |
| <b>Style:</b>    | Bungalow                    |               |                    |
| <b>Size:</b>     | 859 sq.ft.                  | <b>Age:</b>   | 1910 (115 yrs old) |
| <b>Beds:</b>     | 2                           | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Gravel Driveway, Off Street |               |                    |
| <b>Lot Size:</b> | 0.09 Acre                   |               |                    |
| <b>Lot Feat:</b> | Back Lane                   |               |                    |

|                    |                     |
|--------------------|---------------------|
| <b>Heating:</b>    | Forced Air          |
| <b>Floors:</b>     | Laminate            |
| <b>Roof:</b>       | Asphalt Shingle     |
| <b>Basement:</b>   | Partial, Unfinished |
| <b>Exterior:</b>   | Vinyl Siding        |
| <b>Foundation:</b> | Poured Concrete     |
| <b>Features:</b>   | Built-in Features   |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | -      |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | R-L(W) |
| <b>Utilities:</b> | -      |

**Inclusions:** Fridge, Stove, Microwave, Washer/Dryer, security system

Check out this ADORABLE detached bungalow just perfect for first-time homebuyers trying to break into homeownership or downsizers alike. It's more recent renovations includes a new roof, furnace (2020), hot water tank (2021), flooring, electrical, and plumbing so you can move in without having to worry about any major repairs! There is also an additional gravel parking pad in the back with a fully fenced yard for the doggos. What more do you need? The central location makes it easy to get to shops, restaurants, and other amenities. Call your favourite Realtor today to book a showing!