

**1703 16 Avenue S  
Lethbridge, Alberta**

**MLS # A2270943**



# \$450,000

<b>Division:</b>	Agnes Davidson		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Front Yard, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Quartz Counters		

**Inclusions:** FRIDGE, STOVE, MICROWAVE HOOD FAN, DISHWASHER, GARAGE DOOR OPENER/REMOTE, CENTRAL A/C

Welcome to The Sandstones—a stunning collection of brand-new luxury townhomes in the desirable Agnes Davidson subdivision on Lethbridge’s Southside, perfectly positioned near top-rated schools, parks, and essential amenities! Offering 1,354 sq. ft. of thoughtfully designed living, this home features three spacious bedrooms upstairs, including a beautiful primary suite with a walk-in closet and private ensuite, along with a full bathroom and convenient upper-floor laundry. The bright and open main level showcases a modern kitchen flowing seamlessly into the living and dining areas, complemented by large windows, a stylish half bath, a practical mudroom, and direct access to a single attached garage. Elevated interiors include crisp white walls, striking dark accents, and upscale black or gold finishings—creating a sophisticated and timeless aesthetic. With NO CONDO FEES, room to grow with the potential for a 4th bedroom and 4th bathroom in the unfinished basement, and a location that appeals to families, The Sandstones are an incredible opportunity for both first-time home buyers and savvy investors alike—delivering exceptional style, comfort, and long term value!!