

2414 18 Street N
Lethbridge, Alberta

MLS # A2280544



\$354,900

Division: Winston Churchill

Type: Residential/House

Style: Bi-Level

Size: 827 sq.ft. **Age:** 1975 (51 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.13 Acre

Lot Feat: Back Lane, Landscaped, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), No Smoking Home

Inclusions: N/A

This meticulously maintained home is located in a quiet North Side neighborhood and offers 3 bedrooms and 1.5 bathrooms. The pride of ownership is evident through extensive upgrades including a high-efficiency furnace and central air ('07/'08), a new hot water tank (2022), a newer roof ('17), and main floor windows ('06). The interior features a smart thermostat, fully upgraded electrical switches and lighting, new front entrance flooring, and a beautifully renovated main bathroom. Outside, the property boasts a nicely landscaped yard with a private patio, a large deck ('18), and extra parking. A standout feature is the double detached garage which has been fully insulated, drywalled, and vented in both the walls and roof, making it a functional year-round workspace. With modern GFI updates and added venting in the bathrooms, this home is truly move-in ready and built to last. Perfect starter detached home for first time buyers. Don't delay, this one is ready for its new owner today! Contact your Realtor® to set up your private showing!